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Church Road,
Frampton Cotterell, BS36 2AQ

PRICE: Asking Price £325,000

Property Features

- **Two Bedroom Maisonette**
- **Living Room**
- **Kitchen**
- **Modern White Bathroom**
- **Gas Central Heating**
- **Parking**
- **No Chain**
- **Village Location**
- **Close To Amenities**
- **Freehold**







Full Description

Located in the village of Frampton Cotterell, this delightful two-bedroom maisonette on Church Road offers a perfect blend of comfort and convenience. Situated on the first floor, this spacious apartment will appeal to anyone looking to embrace village life without compromising on space or comfort. Whether you are a first-time buyer or seeking a rental investment, this maisonette is sure to impress.

The property is in beautiful condition, showcasing modern finishes and a warm, welcoming atmosphere. With gas central heating, you can enjoy a cosy environment throughout the year. The two generously sized bedrooms provide ample space for rest and personalisation, making it an ideal home for couples, or individuals or investment buyers.



Entrance Hall
Entrance via UPVC door with obscure stained glass panel to entrance hall, wooden window to side aspect, consumer unit, double radiator, under stairs storage, stairs to first floor accommodation.

Landing
Split level landing, access to loft space, double radiator, exposed beams, sky light, laminate flooring, spot lighting, doors to all accommodation.

Living Room
16'5 x 13'3 (5.00m x 4.04m)
Spot lighting, access to loft space, double radiator, exposed beams, laminate floor.



Kitchen
10'7 x 10'2 (3.23m x 3.10m)
UPVC double glazed window to front aspect, Valiant boiler, range of fitted wall and base units with laminate roll edge work surfaces, 1 1/2 bowl sink unit with mixer tap, built in electric oven and gas hob with cooker hood over, integral dishwasher, space for fridge and freezer, spot lighting, tiled splash backs.

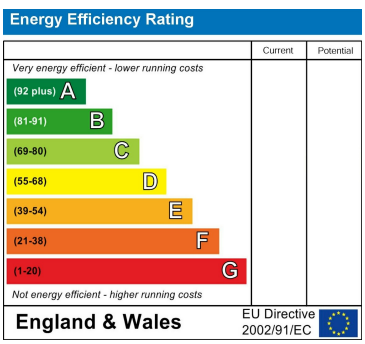
Bedroom 1
13'3 x 10'8 (4.04m x 3.25m)
UPVC double glazed window to front aspect, recessed feature alcove, double radiator, laminate floor, built in double wardrobe providing shelving and hanging space.

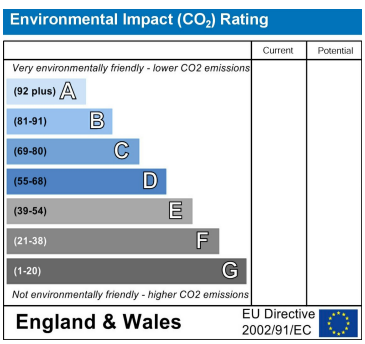


Bedroom 2
11'4 x 10'2 (3.45m x 3.10m)
UPVC double glazed window to rear aspect, double radiator, laminate flooring.

Bathroom
7'11 x 6'10 (2.41m x 2.08m)
Obscure UPVC double glazed window to rear aspect, white suite comprising panelled bath with shower over, wash hand basin, WC, laminate floor, tiled splash backs, spot lighting, extractor fan, heated towel rail.

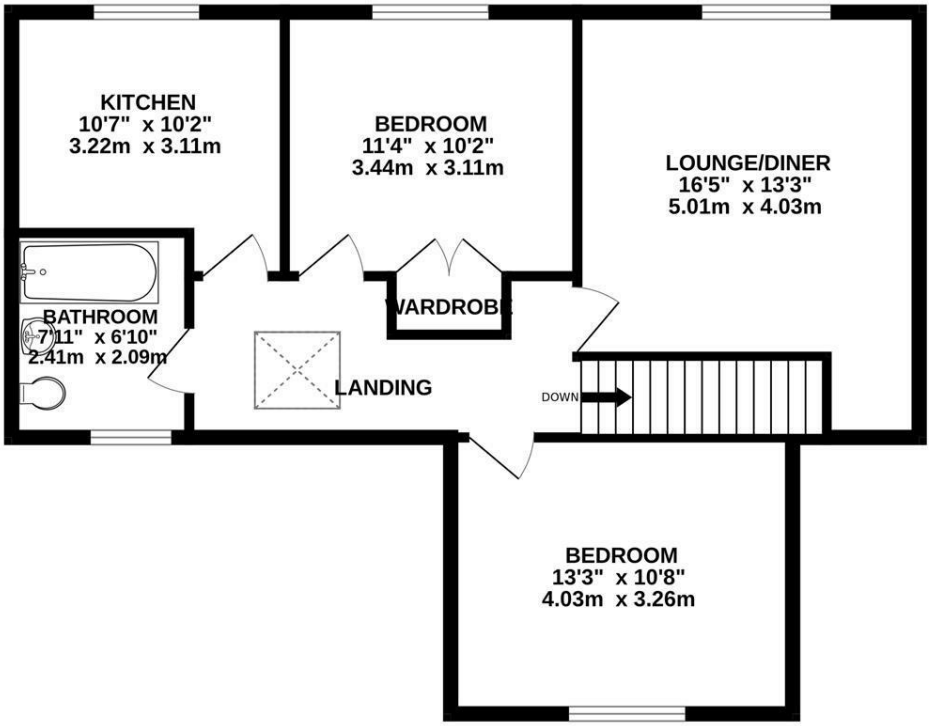


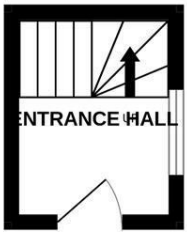






GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.





4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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