HOUSE FOX
ESTATE AGENTS

FOR SALE

11 Russell Avenue, Locking - BS24 7GH

£315,000 Freehold







www.housefox.co.uk

HOUSE FOX
ESTATE AGENTS

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

HOUSE FOX ESTATE AGENTS PRESENTS... A superbly presented modern three-bedroom end-of-terrace home, offering stylish accommodation and a fantastic garden designed for entertaining family and friends.

The property comprises a cloakroom, a spacious open-plan lounge/diner with French doors opening onto the rear garden, and a contemporary fitted kitchen with ample storage, generous worktop space, a built-in double oven and gas hob. Upstairs, there are three bedrooms, a modern bathroom and a en-suite shower room.

One of the real highlights of this lovely home is the **fantastic enclosed rear garden**, featuring a patio area, artificial lawn, and a covered seating and dining area, perfect for alfresco dining. There is also a versatile cabin/Summer House room with double doors and a separate storage shed.

Further benefits include an enclosed front garden with mature hedging, gas central heating, double glazing, solar panels and tasteful décor throughout.

A wonderful home offering modern living, versatile accommodation and superb outside space to enjoy with family and friends.

- Three-bedroom end-of-terrace house
- Open-plan kitchen and dining area
- Modern fitted kitchen
- Spacious living room
- Two bathrooms
- Solar panels
- Superb under cover garden room
- Cabin/Summer House
- Set opposite open green area
- EPC-B



Main front door to the hallway

Hallway

Cloakroom:
WC, radiator, wash hand basin, cupboard

Lounge / diner
26' 8" x 10' 11" (8.13m x 3.33m)
2 radiators, double glazed window, double glazed double doors to the garden, open plan to the kitchen

Kitchen
8' 11" x 8' 0" (2.73m x 2.44m)
Sink unit, floor and wall units, built in oven and hob, wall mounted boiler, double glazed window

Landing
Cupboard, loft access

Bedroom 1
11' 7" x 11' 1" (3.52m x 3.39m)
Radiator, double glazed window, door to the en-suite shower room

En-suite

Bedroom 2
11' 6" x 10' 2" (3.50m x 3.11m)
Radiator, double glazed window

Bedroom 3
8' 9" x 6' 10" (2.67m x 2.09m)
Radiator, double glazed window

Bathroom

Cabin/Summer House
11' 10" x 8' 6" (3.61m x 2.59m)
Spotlights, ample power points....this room, is a great office, Summer house, or perfect for a small salon area.

Rear garden:
An amazing garden, which is so easy to maintain, and fantastic area to entertain, relax and enjoy barbecues, drinks and alfresco dining. The undercover area is simply superb, and opens up to the blocked paved patio area and artificial grass area. Behind the cabin is an enclosed area for bikes, lawn mower etc, plus you have additional storage with the shed, and side access gate

Parking
2 spaces are allocated to the front, marked with the disc numbers 11

HOUSE FOX
ESTATE AGENTS



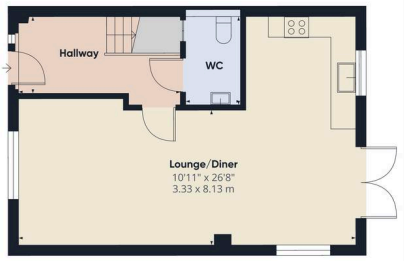








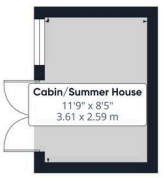
FLOORPLAN



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HOUSE FOX
THE FAIRER FEES ESTATE AGENT

Approximate total area(1)
798 ft²
74.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

HOUSE FOX ESTATE AGENTS