Olive

ESTATE AGENTS









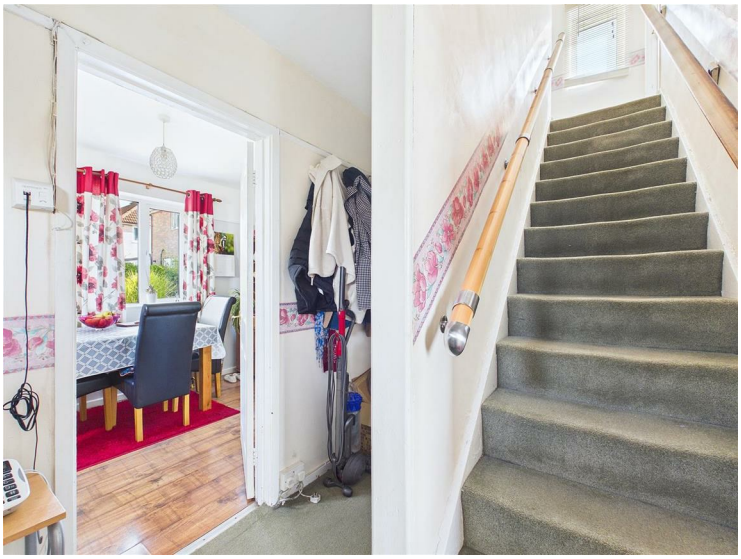
9 Garston Cottages Garston Lane, Bristol, BS40 7TE
£310,000

*** LOVELY TWO BEDROOM SEMI DETACHED *** LIVING ROOM *** SEPERATE DINING ROOM/RECEPTION ROOM TWO *** DOWNSTAIRS WC *** SUNROOM *** TWO DOUBLE BEDROOMS *** BATHROOM *** HUGE AMOUNTS OF POTENTIAL *** GOOD SIZE GARDEN *** OFF STREET PARKING *** SOUGHT AFTER LOCATION - ONLY A SHORT WALK TO BLAGDON LAKE *** EPC (to be confirmed) *** COUNCIL TAX BAND A **** FREEHOLD *** All mains services including gas ***

An excellent opportunity to purchase an attractive property in a sought after location, in need of some updating and with bags of potential to create a stunning and spacious home. With two double bedrooms and beautiful countryside views, what more could you ask for!?

Hallway

Entrance to the property has stairs leading to the first floor landing with understairs storage space, door into the kitchen and the Living Room.



Living Room

Is a front aspect room with double glazed windows with access also into the sunroom at the rear, electric fireplace and ceiling fan.





Kitchen

Is a side aspect room, fitted with a range of base and eye level units, space for a dishwasher, and space for a washing machine, storage larder which also houses the boiler, a door leading into a inner hallway which gives access to the downstairs WC and the garden room.





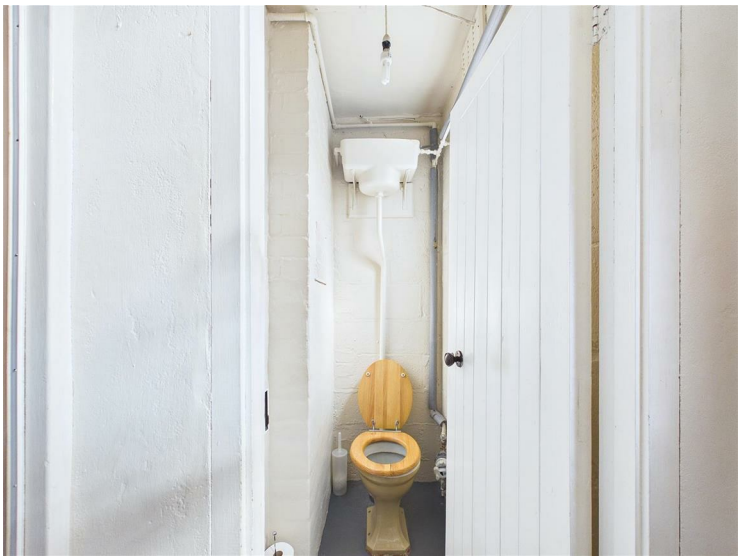
Dining Area
Two windows letting in plenty of light and plenty of space for dining table and chairs.



Sunroom
Is a rear aspect room with a door out to the rear garden.



WC



Landing
Gives access to the bedrooms and family bathroom.



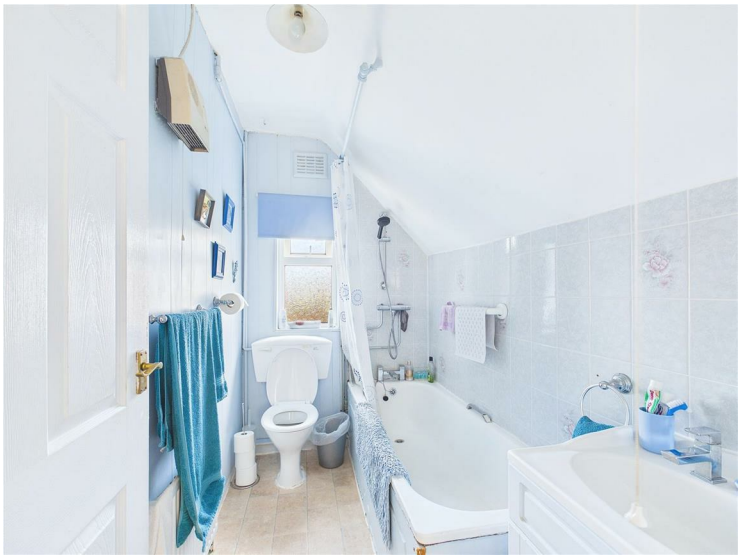
Bedroom One
Is a dual aspect room with some lovely views towards the Blagdon lake.





Bathroom

A side aspect room with a Low level WC, wash hand basin, bath with shower to one end.









Garden

The garden is lovely space with a rear garden patio with path through the lawn leading to the rear parking.







Front of Property
The front garden is laid to lawn with pathways leading to the front and rear entrances.





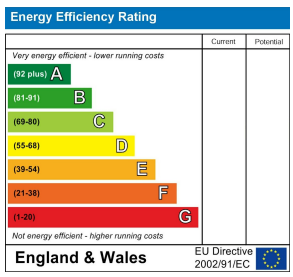
Approximate total area(1)

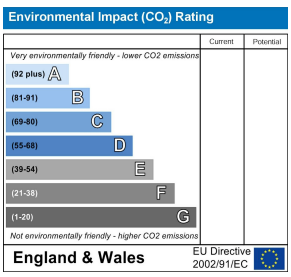
575 ft²

(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





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