



Robin King | Estate Agents

10 Mulberry Road, Congresbury - BS49 5HD
£365,000

10 Mulberry Road

Congresbury, Bristol

Beautifully refurbished three-bedroom semi-detached home with a generous south-facing garden, garage and driveway, tucked away in a popular Congresbury location close to village amenities.

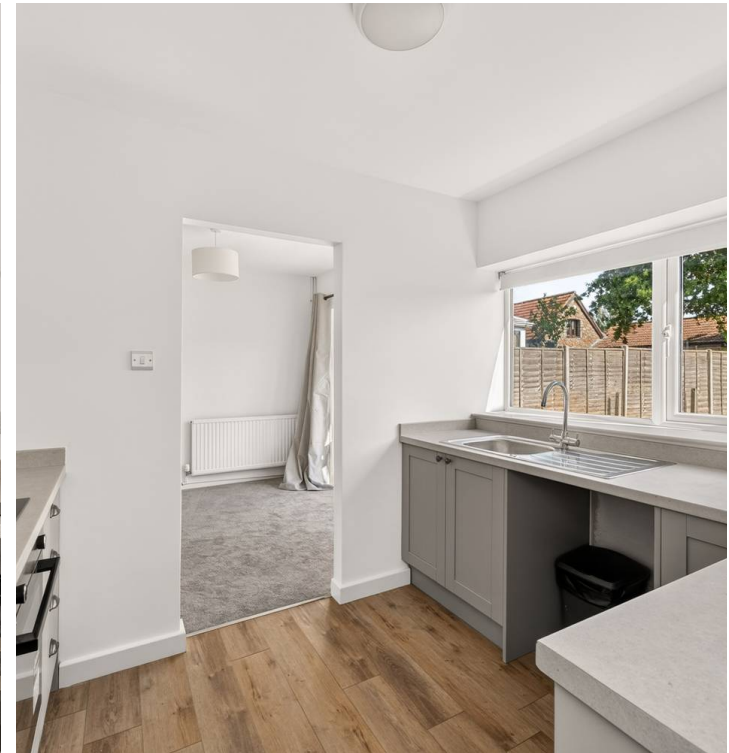
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

All Mains Services

- Approx 937 sq ft of flexible accommodation
- Beautifully refurbished throughout
- Three well-proportioned bedrooms
- Spacious dual-aspect sitting/dining room
- Contemporary fitted kitchen and stylish family bathroom
- Generous south facing enclosed rear garden
- Garage and private driveway parking
- Popular residential location in walking distance to village amenities
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN





10 Mulberry Road

This attractive three-bedroom semi-detached home has been extensively updated to provide bright, well-planned accommodation that is ready to move straight into. The kitchen and bathroom have both been refitted, while new flooring and neutral decoration throughout create a fresh, modern feel.

Outside, the generous rear garden offers plenty of space to relax or entertain, with the added benefit of a garage and private driveway. Situated in a popular residential area within easy reach of Congresbury's shops, schools, cafés and countryside walks, the property is likely to appeal to first-time buyers, young families and those looking for a home requiring very little work.

The front door opens into a welcoming entrance hall with stairs rising to the first floor.

The kitchen has been fitted with a range of contemporary shaker-style units, complemented by generous work surfaces and an integrated fridge and cooking appliances. A window overlooks the rear garden and a door provides direct access outside.

With a dual aspect to front and rear, the sitting and dining room extends the full depth of the house, creating an excellent everyday living space. French doors open onto the garden, allowing plenty of natural light into the room and providing an easy connection between the house and garden during the warmer months.

Upstairs are three well-proportioned bedrooms, two comfortable doubles and a good-sized single, which could equally be used as a nursery, study or hobby room.



Outside

To the front, a private driveway provides off-road parking and leads to the detached garage. The remainder of the front garden has been designed for ease of maintenance.

The rear garden is a particularly good size, with a large level lawn offering plenty of room for children to play, keen gardeners or simply enjoying time outdoors. A patio adjoining the house provides space for outdoor dining, while the garage offers useful storage in addition to parking.

Location

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form.

(All distances/times approx.)

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Approximate Gross Internal Area (excluding garage) 73.4 sq m / 791 sq ft

Total Area 87.0 sq m / 937 sq ft

