



7 MILL LANE
BITTON
BRISTOL
BS30 6HJ
£465,000

**CONSTRUCTED BY MESSRS 'LINDEN
HOME' CIRCA 2019 CAN BE FOUND
THIS SIZEABLE MID TERRACE
TOWNHOUSE, OFFERED TO THE
MARKET WITH NO ONWARD CHAIN.**

Positioned within the quaint village of Bitton, the property is conveniently placed within a short drive of both Bath, & Bristol, whilst having scenic countryside walks on the doorstep.

Internally the property is well proportioned with downstairs WC, under stairs storage and large open plan kitchen dining space, including a contemporary high gloss kitchen with integrated appliances and French doors leading to the garden.

Appointed to the first floor is the spacious lounge which is complimented by double doors and a Juliette balcony overlooking the rear garden, additional storage, and Bedroom with en-suite facilities. To the second floor are the final three bedrooms, all generously providing fitted storage and a family bathroom with 4 piece suite.

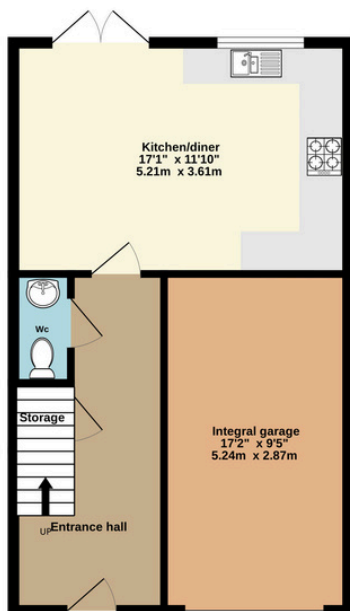
Externally this home continues to impress, offering a low maintenance garden to the rear, integral garage, and driveway parking.

Offered for sale with no onward chain, this attractive home is a must view.

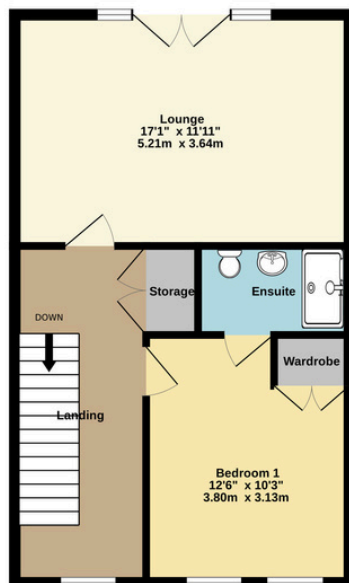




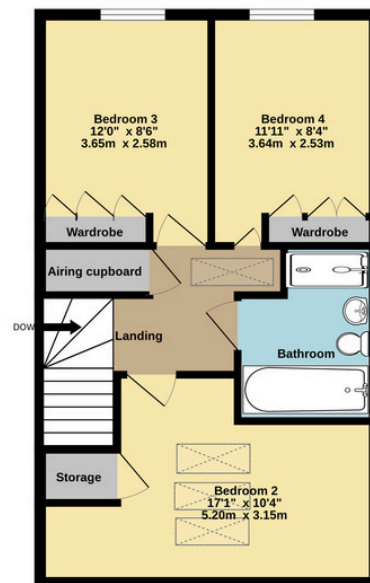
Ground Floor
495 sq.ft. (46.0 sq.m.) approx.



1st Floor
495 sq.ft. (46.0 sq.m.) approx.



2nd Floor
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1485 sq.ft. (138.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)			
7, Mill Lane Bitton BRISTOL BS30 6HJ	Energy rating B	Valid until:	17 April 2029
		Certificate number:	8309-2385-4739-6697-7413

Property type: Mid-terrace house
Total floor area: 126 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

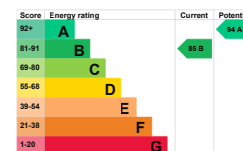
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG(worst)and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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