62a Conygre Grove, Filton, Bristol, BS34 7DP

A stunning, brand new, substantial, two bedroom house, beautifully designed and finished to an exceptionally high standard and with a lovely long South West facing garden. Call us today to arrange a viewing

- New build two bedroom house with South West facing private garden
- LAST HOUSE REMAINING Ready to reserve today
- Energy efficient heating with Air Source Heat Pump
- 10 year Buildzone Warranty
- Virgin broadband to property
- Beautifully designed with high specification finish
- Large rooms and a living room with double doors opening on to a patio and the garden
- Front and back garden
- Freehold

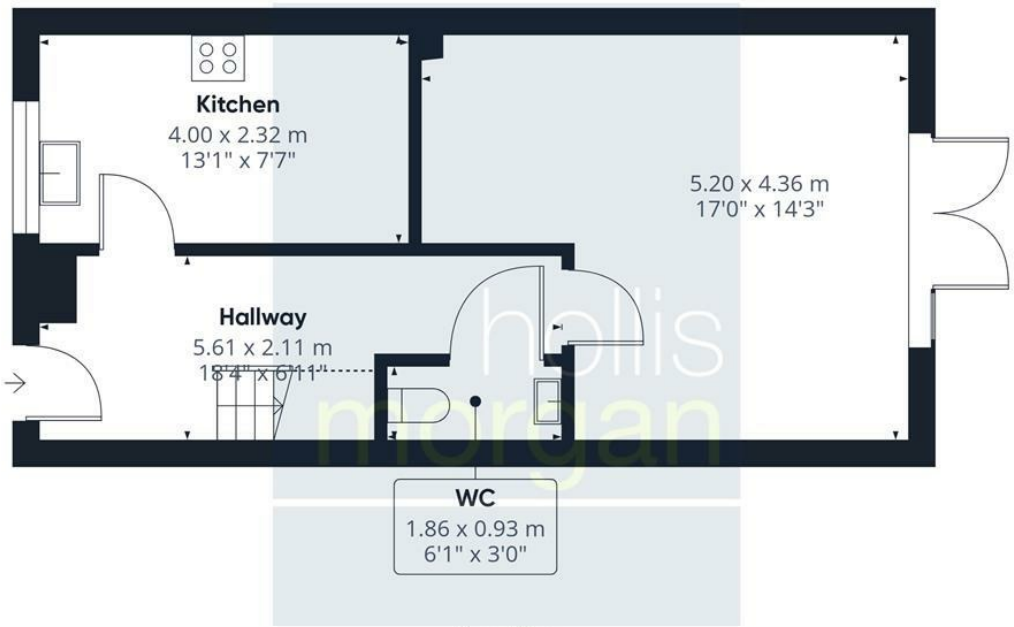
The Property
This beautifully designed and finished new, two bedroom home is now available to reserve. The ground floor, accessed from the lovely front garden, features a spacious entrance hall, a gorgeous kitchen with brand new appliances, all under warranty and a spacious living/dining room with double doors leading out to the South West facing garden. There is also a downstairs loo. Upstairs, are two substantial double bedrooms with ample space for a large double bed and storage and a divine bathroom featuring delicate alcove lighting and beautiful tiles.

Location
This lovely house is located on Conygre Grove in Filton which is fast becoming a very popular location to live and destination in its own right with a new railway station and a new national standard entertainment arena under construction nearby. There is more investment going in to the area than any other part of the city. It is also very well connected with easy access to the M5 and to Bristol Parkway, a mainline train station with high speed trains to London and other parts of the country.

Other Info
Ready to reserve
BOOK YOUR VIEWING TODAY!

This is one of two, two bedroom houses. 64a Conygre Grove, next door, is finished by the same developer to the same high standard and design and includes two private parking spaces and car charging point and is on the market for £355,000

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



Ground Floor

Floor 1

Approximate total area(1)

77.9 m²

838 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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