



11 Charnwood Road, Bristol, BS14 0JR

£425,000

A well-presented detached home occupying a generous corner plot, with a lovely landscaped garden and potential to extend. (STPP)

Set within a desirable position in Bristol's BS14 area, this attractive property offers a generous plot, excellent outside space and well-proportioned accommodation, together with an EPC rating of C and solar panels.

The ground floor provides two reception rooms, with the sitting room opening through an archway into the dining room, creating a versatile and sociable living space. There is also a separate kitchen, useful ground floor cloakroom and a bright sun room overlooking the rear garden, providing a pleasant additional reception space with direct access outside.

A rear lobby connects the kitchen to the garage, providing convenient covered access and useful storage.

Entrance Hall



Dining Room

11'0" x 8'11" (3.36 x 2.73)



Ground Floor WC



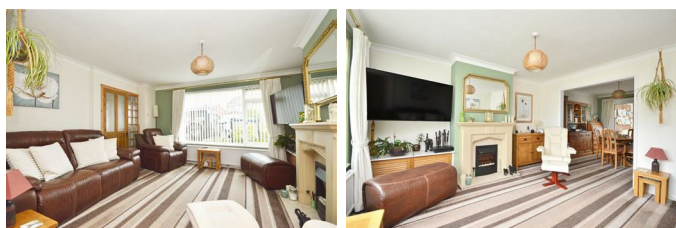
Sun Room

11'8" x 8'11" (3.58 x 2.73)



Sitting Room

12'8" x 12'5" (3.88 x 3.81)



Kitchen

10'1" x 7'5" (3.09 x 2.27)



First Floor Landing



Bedroom One

13'3" x 9'11" (4.04 x 3.04)



Bedroom Two

11'1" x 9'11" (3.40 x 3.03)



Bedroom Three

10'1" max x 6'5" (3.08 max x 1.97)



Bathroom

6'4" x 6'2" (1.94 x 1.88)



Attached Garage

17'1" x 7'7" (5.21 x 2.32)

Outside



Agent Note

The property benefits from solar panels, which are subject to a lease agreement to be transferred to the new owner on completion.

Floor Plan

