





Property Description

This NO-CHAIN three-bedroom end of terraced property is a must see! Upon entering the front door the property offers entrance porch and entrance hall which leads you in to the living room with a large bay window, further down the entrance hall there is a downstairs shower room and a large open-plan L-shaped kitchen/diner with bi-folding doors to the rear garden. On the first floor you find the master bedroom with bay window, large second bedroom, a good-sized third bedroom and the family bathroom.

Conygre Road is a quiet residential road in Filton. The property is perfectly located close to Cribbs causeway with its vast range of shops and restaurants whilst remaining in close proximity to major employers such as Southmead Hospital, Airbus and The MoD. The new YTL/Aviva arena which is scheduled to be built on the Brabazon hangars at the former Filton airfield is also a short walk away. The property is also perfectly located close to the green open spaces of Elm Park which is hugely popular with families in the area and boasts an impressive recreational park and swimming pool. Local residents can also enjoy Filton community garden with its array of greenery and peaceful seating area.

Entrance Porch

Double glazed window to front. Followed by another door.

Entrance Hall

Single glazed door to front, understairs cupboard and wall mounted radiator.

Downstairs Shower Room

Double glazed window to side, low level WC, wash hand basin, shower cubicle, wall mounted radiator and extractor fan.

Lounge

Double glazed bay window to front. Gas fire place, wall mounted radiator, telephone and television points. Complete with shutters fitted to windows.

Second Reception Room

Kitchen/Diner

Fully fitted kitchen comprising; double glazed window to rear, bi-folding doors leading to decked area of rear garden, wall and base units, stainless steel sink/drain, work surfaces, built in oven, gas hob with cooker hood over, integral washing machine, dishwasher and fridge/freezer. Wall mounted radiator, spot lights and sky lights.

Landing

Loft access and wall light.

Master Bedroom

Double glazed bay window to front and wall mounted radiator.

Bedroom Two

Double glazed window to rear and wall mounted radiator.

Bedroom Three

Double glazed window to front and wall mounted radiator.

Bathroom

Double glazed window to rear, wall mounted ladder style radiator, bathtub with shower over, wash hand basin and low level WC.

Loft

Fully boarded loft with light functions and folded ladder hatch creating easy access to large storage area.

Driveway

Situated at the rear of the garden with rear access via lane.

Front Garden

fully enclosed front garden which has a range of shrubs and trees.

Rear Garden

Fully enclosed rear garden with raised decked area to front, patio path leading to rear access and garage, lawn area and a range of tree and shrubs.

Agents Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.









Total floor area 107.1 m² (1,153 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Unit 4 The Shield Retail Centre Link Road Filton
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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Property Ref: FIL309375 - 0005