



Connells

Wylington Road
Frampton Cotterell Bristol

Wylington Road Frampton Cotterell Bristol BS36 2FL

for sale
£350,000



Property Description

Welcome to this attractive semi-detached home, offering generous living space and a layout perfectly suited to modern family life.

Entering through the front porch, you'll find a convenient ground floor W.C before stepping into the spacious, light-filled lounge providing plenty of room to relax and make your own.

To the rear of the property is the contemporary kitchen/diner, featuring sleek grey cabinetry, dark wood-effect worktops, a built-in oven and hob, fridge and dishwasher with a space for a washing machine. The dining area also benefits from a useful storage cupboard and large double doors leading directly to the garden.

Outside, the enclosed rear garden offers a tiled patio with ample space for outdoor furniture, ideal for entertaining alongside a lawned area perfect for families and enjoying the warmer months.

Upstairs, the family bathroom is finished with distinctive feature tiling and comprises a bath with overhead shower, wash hand basin, W.C and frosted window. The property offers three bedrooms, including a spacious principal bedroom with a large double window and a modern en-suite featuring a walk-in shower, wash hand basin and W.C. Two further bedrooms provide flexible accommodation for family, guests or a home office.

Completing this fantastic home is the added benefit of a private parking space and garage, making it a superb opportunity for first-time buyers, families and investors alike.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Porch

Access to downstairs W.C and Lounge, Radiator

W.C

Wash Hand Basin, Pedestal Toilet, Double Glazed Window, Radiator

Lounge

17' 9" x 15' 1" (5.41m x 4.60m)
Double Glazed Windows, Radiator, Access to Kitchen/Diner, Stairway

Kitchen/Diner

15' 1" x 9' (4.60m x 2.74m)
Double Glazed Window and Double Doors to Garden, Built in Oven and Hob, Fridge and Dishwasher. Space for Washingmachine, Storage Unit.

Garden

Garage

Landing

Access to Family Bathroom, Bedroom 1, 2 & 3, Storage Unit

Family Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)
Double Glazed Frosted Window, Wash Hand Basin, Bath with Overhead Shower, Pedestal Toilet, Shaving Outlet, Radiator

Bedroom 1

11' 9" x 8' 6" (3.58m x 2.59m)
Double Glazed Window, Radiator

En-Suite Bathroom

8' 6" x 4' 7" (2.59m x 1.40m)
Double Glazed Frosted Window, Walk in Shower, Pedestal Toilet, Wash hand Basin, Radiator

Bedroom 2

10' 2" x 8' 6" (3.10m x 2.59m)

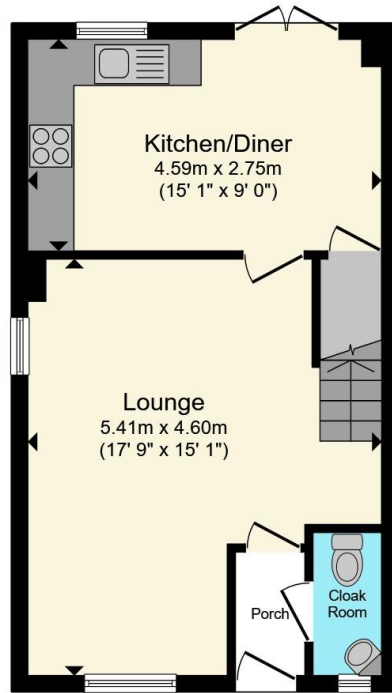
Double Glazed Window, Radiator

Bedroom 3

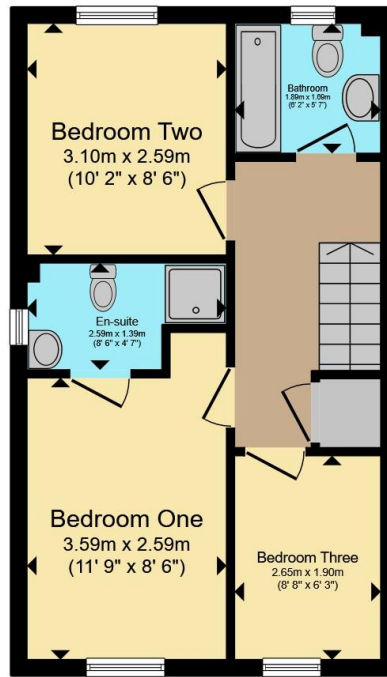
8' 8" x 6' 3" (2.64m x 1.91m)

Double Glazed Window, Radiator





Ground Floor



First Floor

Total floor area 73.9 m² (796 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

Connells



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72-74 Station Road Yate
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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/YAT308589

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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