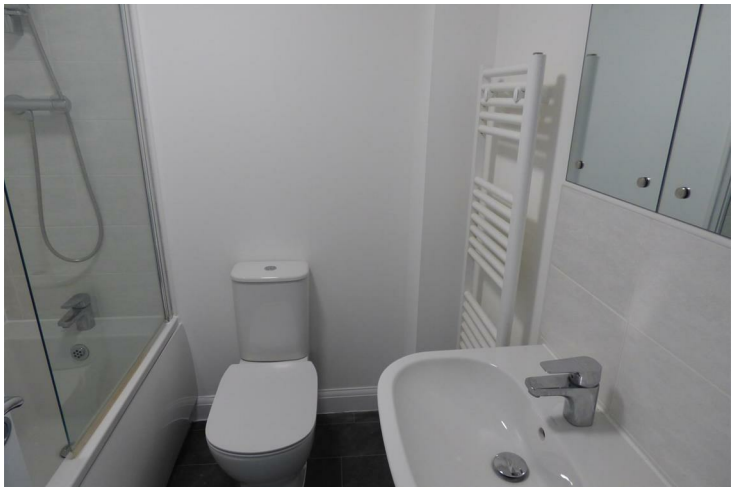
aj homes

Charles Road,
Bristol, BS37 7DY

PRICE: Offers In Excess Of £275,000

Property Features

- **Well presented two bedroom home**
- **Popular Ladden Garden Village Development**
- **Living Room / Diner**
- **Two Double Bedrooms**
- **Modern Bathroom**
- **Off Street Parking**
- **No Chain**
- **Enclosed Gardens**
- **MUST BE VIEWED**



Full Description

This Two Bedroom Semi-Detached property was built in 2019 by 'David Wilson' Homes and is situated on the new Ladden Garden Village development in Brimsham Park. Beautifully presented and benefitting from a Downstairs Cloakroom, modern Kitchen with grey high gloss units with integrated appliances and contemporary tiles. The Lounge/Diner has wood effect flooring and French doors leading to the rear garden. On the first floor there are two Double Bedrooms with a modern bathroom suite. The rear garden is enclosed by fencing and has a patio, shed and side access gate. To the front there is a double width driveway providing parking for 2 cars, side by side. A short walk from the property takes you to open green areas, play areas, Brimsham Park Lakes and public footpaths for country walks. Please note management fees apply for communal areas.
Entrance Hall
Radiator. Stairs to first floor. Door to kitchen. Door to Living room. Door to

Cloakroom
White suite comprising Low level W.C. Corner wash hand basin with tiled splashback. Radiator. Extractor fan.

Living Room/Diner
13'2" x 12'10" (4.02m x 3.92m)
Garden aspect double glazed double opening doors with side windows. Under stairs cupboard. Radiator.

Kitchen
10'0" x 5'9" (3.06m x 1.76m)
Front aspect double glazed window. Work top surfaces with inset single drainer stainless steel sink unit. Inset 4 ring gas hob with electric oven under and extractor over. Matching base and wall mounted cupboards. Integrated dishwasher. Integrated fridge & Freezer. Tiled walls.

Landing
Access to:

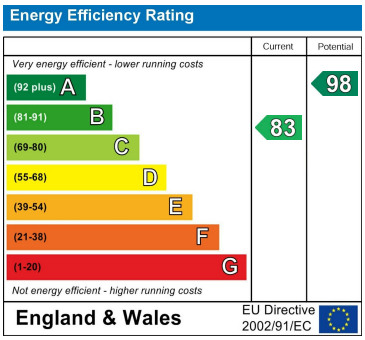
Bedroom 1
12'10" x 8'2" (3.92m x 2.50m)
Garden aspect double glazed window. Radiator.

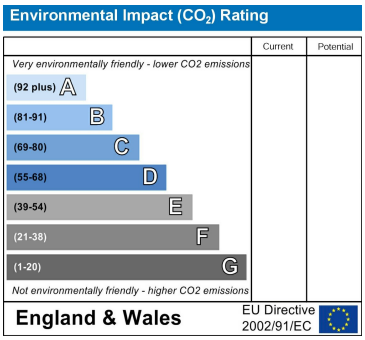
Bedroom 2
12'11" narrowing to 9'0" x 8'7" (3.94m narrowing to 2.76m x 2.62m)
Front aspect double glazed window. Storage cupboard. Radiator

Bathroom
White suite comprising: Panel enclosed bath with wall mounted shower over, tiled walls and glass screen. Low level W.C. Pedestal wash hand basin. Shaver point Towel rail.

Front Garden
Pathway with stone borders. Off Street parking. Side access to:

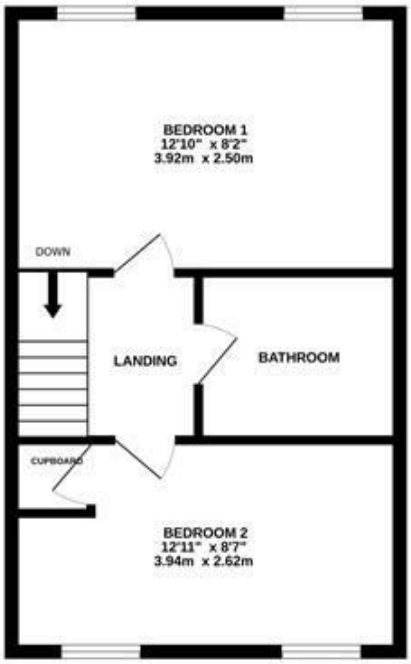
Rear Garden
Paved patio. Artificial Lawn. Shed. Outside tap. Enclosed by fencing with side access.





GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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