



43 Pomfrett Gardens, Bristol, BS14 8SX

£280,000

This terraced house is offered for sale in good condition and provides a generous four bedroom layout, well suited to families and first time buyers fronted onto a Green. Located in Bristol, the property sits within easy reach of local amenities, nearby schools and green spaces including the local woods and nature reserve.

The ground floor includes a kitchen positioned to the front, together with a generous sitting/dining room featuring large windows and wood floors, overlooking the rear garden. From here, there is access to a small enclosed garden with rear pedestrian access via a handy rear porch. A ground floor cloakroom and plenty of built-in storage further enhance day-to-day practicality.

Upstairs, there are four good size bedrooms: two doubles and two singles, with the single bedrooms benefiting from built-in wardrobes. The accommodation is served by a family bathroom. The property has an EPC rating of C and falls within Council Tax Band B. A garage is located in a nearby block, providing useful additional storage or parking.

Entrance Hall



Rear Porch

8'8" x 5'2" (2.66 x 1.60)

First Floor Landing



Ground Floor WC



Bedroom One

13'3" x 10'0" (4.04 x 3.06)



Kitchen

12'0" x 7'3" (3.66 x 2.21)



Sitting / Dining Room

18'11" x 17'7" (5.79 x 5.38)



Bedroom Two

10'4" x 10'0" (3.16 x 3.06)



Bedroom Three

10'3" x 7'4" (3.13 x 2.26)



Outside



Garage

Agent Note

There is a monthly service charge for grounds maintenance currently £24.00. Please note the construction of this property is cross wall & timber framed. Your mortgage lender will need to be informed of this. If you have any queries regarding this please do ask one of our agents.

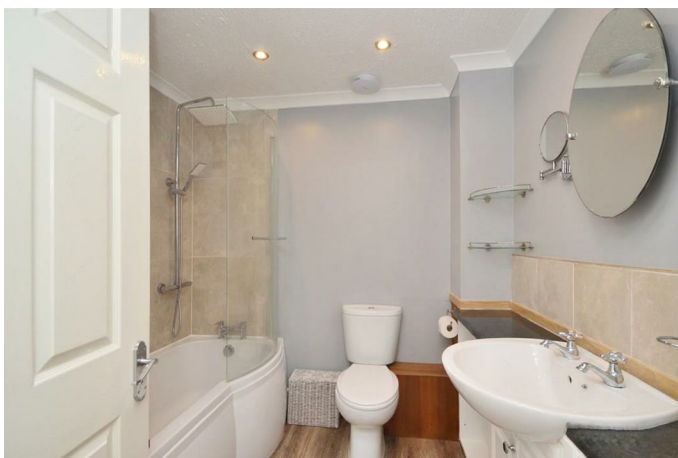
Bedroom Four

10'1" x 7'1" (3.09 x 2.18)

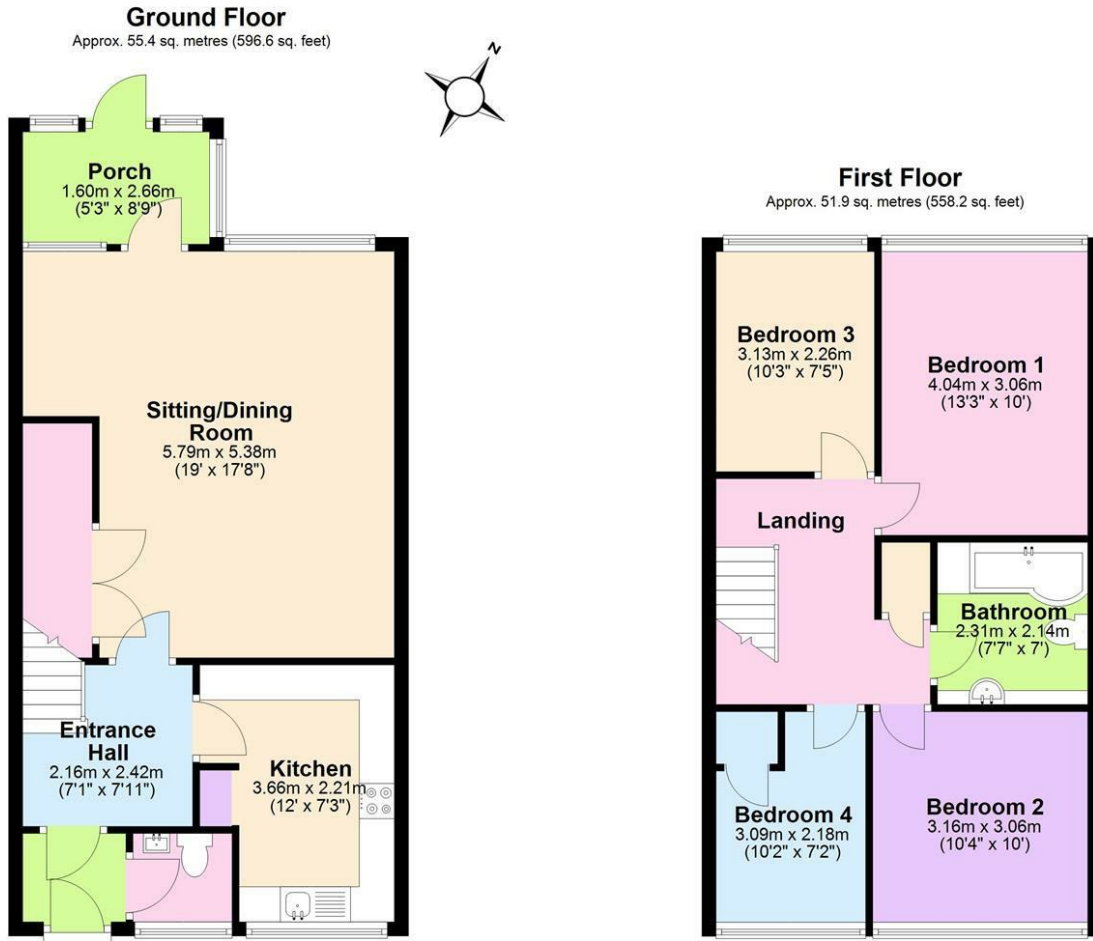


Bathroom

7'6" x 7'0" (2.31 x 2.14)

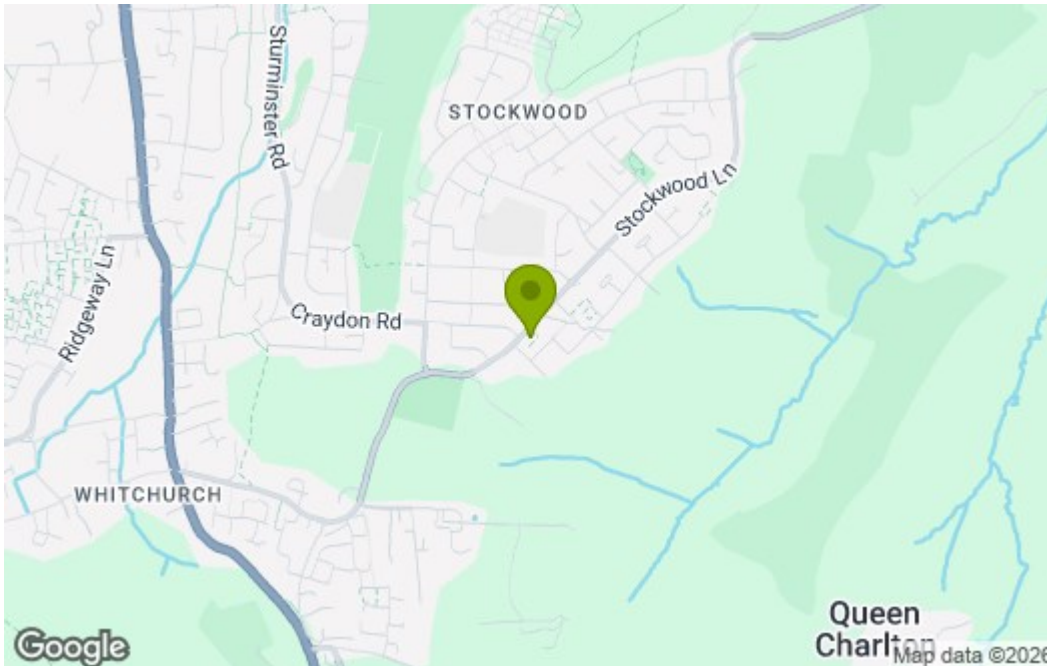


Floor Plan



Total area: approx. 107.3 sq. metres (1154.9 sq. feet)
43 Pomfrett Gardens, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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