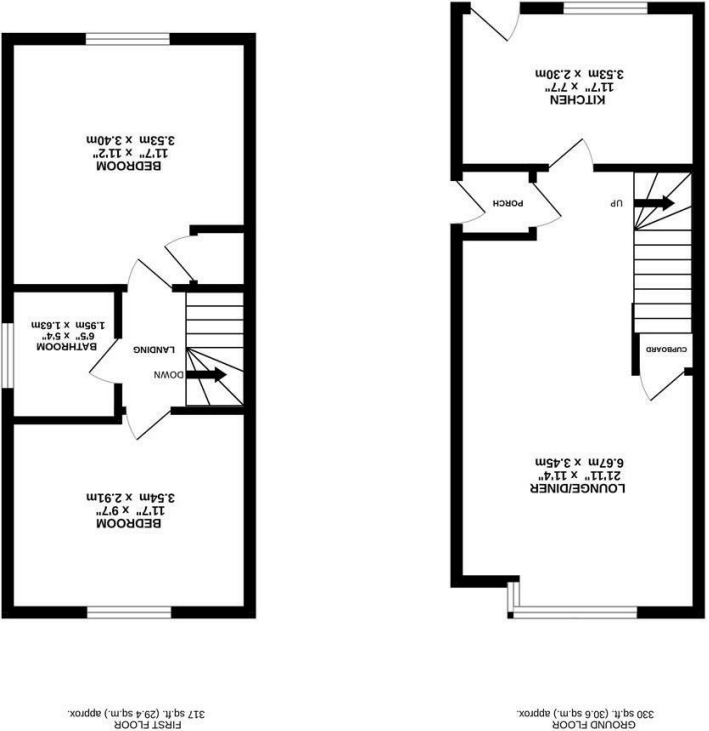


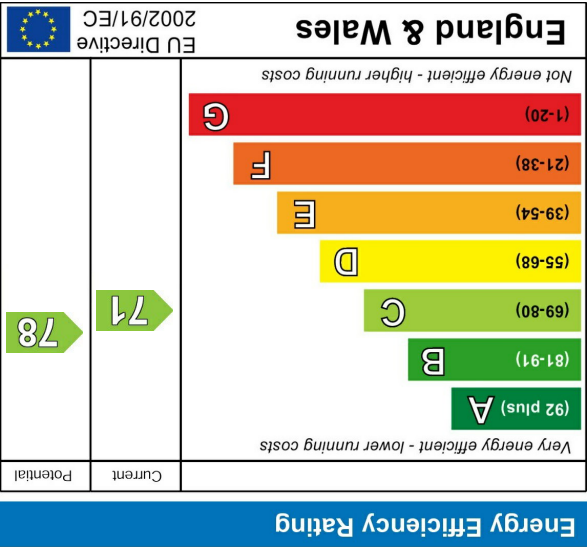
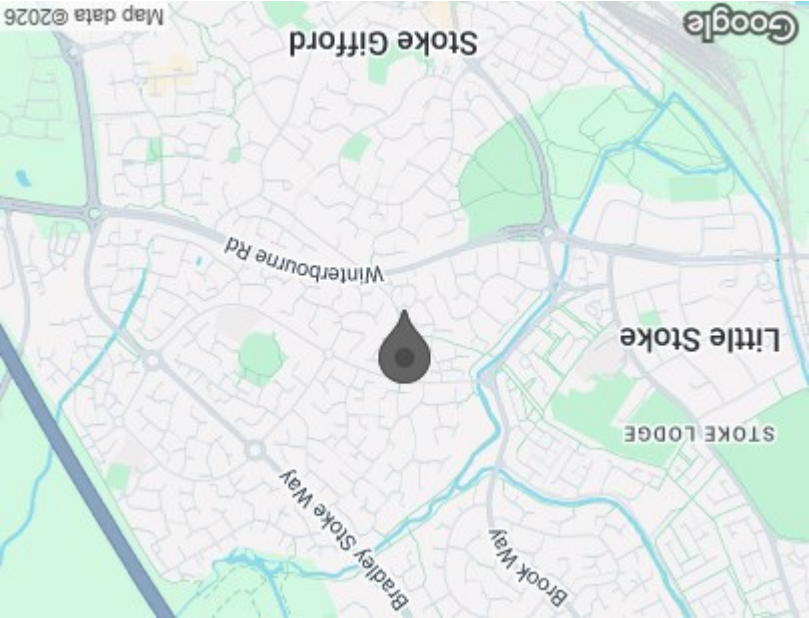


FLOOR PLAN



TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.
Please note: Figures are based on measurements taken from the floor to the ceiling. Measurements of doors, windows, cornices and any other items are approximate and no responsibility is taken for any error.
The above information is for guidance only and should not be used as a guarantee.
Measurements are given to the nearest centimetre. Measurements are given to the nearest centimetre.
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AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



WATCH ELM CLOSE
BRADLEY STOKE, BRISTOL, BS32 8AN
£285,000



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Ground Floor

Porch

Lounge Dining Room

21'11 x 11'4

Kitchen

11'7 x 7'7

First Floor

Landing

Bedroom

11'7 x 11'2

Bedroom

11'7 x 9'7

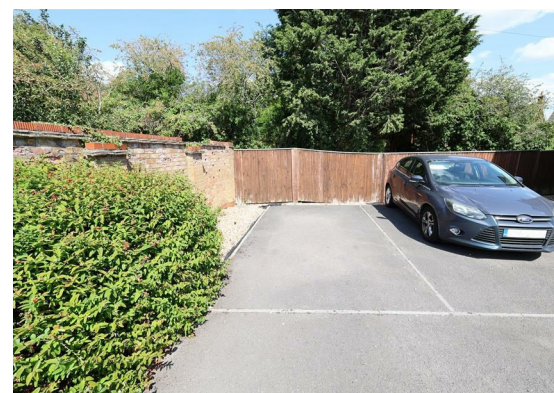
Bathroom

6'5 x 5'4

External

Garden

Off Road Parking



NO ONWARD CHAIN

Tucked away at the head of a pleasant cul-de-sac, this well-presented two-bedroom semi-detached home offers comfortable accommodation, a private rear garden and off-road parking, making it an excellent first-time purchase, investment opportunity or home for those looking to downsize.

The accommodation is thoughtfully arranged and begins with an entrance porch leading into a spacious lounge/dining room, providing plenty of room for both relaxing and entertaining.

A useful understairs cupboard offers valuable additional storage. The kitchen is fitted with a range of dark wood effect

Shaker style wall and base units complemented by an integrated oven, gas hob and extractor hood with space for a washing machine, slimline dishwasher and fridge/freezer.

To the first floor are two generous double bedrooms along with a family bathroom fitted with a white three-piece suite comprising panelled bath with electric shower over, wash hand basin and WC. An obscured double glazed window provides natural light whilst maintaining privacy.

Outside, the enclosed rear garden has been designed to offer a variety of spaces to enjoy, with two patio seating areas, a central lawn and well-stocked borders. A gated side access leads to the front of the property where there is the added benefit of off-road parking.

Situated within the ever-popular Bradley Stoke, the property enjoys easy access to a wide range of local amenities including shops, supermarkets, leisure facilities and well-regarded schools. Excellent transport links are nearby with convenient access to the M4 and M5 motorway networks, Bristol Parkway railway station and major employers including Aztec West, making this a fantastic location for commuters.

