



Approximate Area = 1073 sq ft / 99.6 sq m
 Garage = 54 sq ft / 5 sq m
 Total = 1127 sq ft / 104.6 sq m
 For identification only - Not to scale

Millers Drive, North Common, Bristol, BS30



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit

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Like what you see?



29 Millers Drive, Bristol, BS30 8YN
Offers In Excess Of £375,000



Council Tax Band: D | Property Tenure: Freehold

PLENTY OF POTENTIAL! This home offers the perfect opportunity and potential to add your own mark. If you are looking for a detached family home, located within the ever popular area of North Common, then look no further! This property is perfectly placed for local schools, shops and green spaces, this property is sure to create a high level of interest! Ease of access to the A7417 Ring Road as well as the Bristol to Bath cycle path are further plus points. On entering the property a hallway leads to the right to a cosy lounge and to the left you will find the kitchen and dining room. Convenient and versatile storage and utility area has been created from what was the former Garage. There is also the added bonus of a downstairs cloakroom and conservatory. A central staircase takes you to the first floor where four generous bedrooms and the family bathroom can be found. There is plentiful off street parking by way of a driveway. Gardens to the front and rear complete this home perfectly. Don't miss out on this wonderful home!



Hall

7'7" x 4'2" (2.31m x 1.27m)
Double glazed obscured door & side panel (to side elevation), stairs rising to first floor, doors to rooms, tiled flooring.

Cloakroom

Double glazed window to side, W.C, wash hand basin, radiator.

Reception Room

15'4" max x 10'11" max (4.67m max x 3.33m max)
Double glazed window to front aspect, feature fireplace with surround, radiator.

Utility Area

11'0" x 7'7" (3.35m x 2.31m)
Wall unit & cupboards, under counter space with plumbing/space for fridge/freezer, space for washing machine, space for tumble dryer, radiator. Utility area forms part of the former garage.

Kitchen

9'10" x 8'6" (3.00m x 2.59m)
Double glazed window to rear, range of wall and base units with worktops over, space for cooker, cooker hood, sink/drain, integrated dishwasher, under counter space for fridge, wall mounted gas boiler.

Dining Room

9'0" x 8'6" (2.74m x 2.59m)
Open to kitchen, patio doors to conservatory, radiator.

Conservatory

9'11" x 7'6" (3.02m x 2.29m)
Double glazed windows to side & rear aspect, double glazed French doors to rear.

Landing

Double glazed window to side aspect, doors to rooms, loft access (part boarded and light), airing cupboard housing hot water tank.

Bedroom One

12'8" x 10'0" (3.86m x 3.05m)
Double glazed window to front aspect, fitted wardrobes, radiator.

Bedroom Two

10'8" x 8'10" (3.25m x 2.69m)
Double glazed window to rear aspect, radiator.

Bedroom Three

10'0" x 6'3" (3.05m x 1.91m)
Double glazed window to front aspect, radiator.

Bedroom Four

8'11" max x 8'2" (2.72m max x 2.49m)
Double glazed window to rear aspect, radiator.

Bathroom

7'1" x 5'6" (2.16m x 1.68m)
Obscured double glazed window to side aspect, panelled bath with shower screen & shower over, WC, wash hand basin, tiled walls, radiator.

Driveway

Driveway parking for two cars.

Remaining Garage

7'10" x 6'11" (2.39m x 2.11m)
Up and over door to front, fuse board, used for storage. The other half of the garage is a utility area.

Rear Garden

Gated access to each side of the property, outside tap, laid to patio with steps to enclosed garden, lighting, decked area with pergola.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

