



49 Medway Drive, Frampton Cotterell, Bristol

- Semi Detached Bungalow No Upward Chain
 - Lounge
 - Kitchen/Breakfast Room
- Great Sized Plot With Oversized Garage & Extensive Parking
 - In Need of Modernising
- Entrance Porch & Hallway
 - Conservatory
- 2 Bedrooms & Bathroom
- Double Glazed Gas Central
 - No Upward Chain

Guide Price £375,000

HUNTERS®

HERE TO GET *you* THERE

Nestled in the desirable cul-de-sac of Medway Drive, Frampton Cotterell, this semi-detached bungalow presents an excellent opportunity for those seeking a versatile living space. Set on a generous plot, the property invites you to add your personal touch and truly make it your own.

Upon entering, you are greeted by an entrance porch that leads into a hallway. The kitchen/breakfast room, which features a convenient utility area, lounge, while the adaptable bedroom/dining room, complete with a conservatory at the rear, offers a delightful spot to enjoy the garden views. Additionally, there is a further double bedroom, and family bathroom.

The bungalow is equipped with double glazing and gas central heating, ensuring warmth and comfort throughout the year. The owned solar panels contribute to energy efficiency, making this property not only practical but also environmentally friendly.

Outside, the oversized garage provides plenty of storage or workshop space, while off-street parking accommodates multiple vehicles, a rare find in such a sought-after location. Offered for sale with no upward chain, this property is ready for you to envision the possibilities it holds.

Viewings strongly advised.



Porch

Double glazed door, double glazed window to the front and side, tiled flooring, further wooden door with glazed window into

Entrance Hallway

Access to part boarded loft space with ladder and light, double storage cupboard, radiator, doors into

Lounge

16' x 11'2"

Double glazed window to the front, radiator, Tv point, gas fire with wooden mantle over.

Kitchen/Breakfast Room

12'2" x 9' - 6'10"

Double glazed window to the front, range of wall, drawer and base unit with work surface over, stainless steel sink unit, part tiled walls, part panelled walls, electric cooker with hob, space for table and chairs, radiator, door into

Utility Area

13'1" x 3'1"

Double glazed door, two double glazed windows to the side, wall cupboard, space for fridge/freezer, plumbing for washing machine, wall mounted gas boiler.

Bedroom/Dining Room

13'7" x 11'2"

Double glazed patio doors to conservatory, two built in wardrobes, radiator.

Conservatory

12'1" x 8'10"

Double glazed construction on a dwarf wall, with glass roof, double glazed French doors opening to the rear garden.

Bedroom

11'10" x 10'4"

Double glazed window to the rear, wardrobes, radiator.

Bathroom

8'4" x 6'3"

Double glazed window to the side, coloured suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, tiled walls, radiator, extractor fan.

Outside

The front is laid to lawn with driveway and mature hedges to the side. The enclosed larger than average rear garden is laid to lawn, sheds and covered open storage area, outside tap, with patio and pathway providing additional off street double gated parking and courtesy door into the garage.

Garage & Driveway

19'8" x 10'9"

There is a detached oversized garage with up and over door, light and power, glazed window to side and rear, courtesy door to the rear garden and driveway providing off street parking for many vehicles.

Agents Note

The property benefits from owned Solar Panels

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Disclaimer

Under the terms of the Estate Agents Act 1979, Hunters hereby disclose the owner of the property is an employee of Hunters Estate Agents.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	90
(69-80) C			
(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 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



80-82 Station Road, Yate, Bristol, BS37 4PH
 Tel: 01454 313575 Email:
yate@hunters.com <https://www.hunters.com>