

for sale

offers in excess of **£310,000**



Partridge Road Pucklechurch Bristol BS16 9SR

A Charming Three-Bedroom Home being offered chain free!

Situated in a convenient residential location, this well-presented, newly decorated three-bedroom home offers thoughtfully arranged accommodation across two floors, making it an excellent choice for first-time buyers and young families.

Partridge Road Pucklechurch Bristol BS16 9SR

Ground Floor

Entrance Hall

A welcoming entrance hall provides access to the principal living accommodation and staircase rising to the first floor.

Lounge/Diner

15' 9" x 15' 2" (4.80m x 4.62m)

A spacious and versatile open-plan lounge/dining area offering ample room for both relaxation and entertaining. The generous proportions create a bright and airy atmosphere, with plenty of space for a range of furniture layouts.

Dining Room

10' x 7' 6" (3.05m x 2.29m)

Situated adjacent to the kitchen, the dining room provides an ideal space for family meals and entertaining guests, with an open feel flowing through to the main living area.

Kitchen

10' Max x 7' 11" Max (3.05m Max x 2.41m Max)

Fitted with a range of wall and base units, the kitchen offers practical workspace and storage, with room for appliances and convenient access to the dining area.

First Floor

Landing

The first-floor landing provides access to all bedrooms, the family bathroom and useful storage.

Bedroom One

12' 1" x 8' 11" (3.68m x 2.72m)

A well-proportioned double bedroom benefiting from fitted wardrobe space and plenty of room for additional bedroom furnishings.

Bedroom Two

10' 7" x 8' 11" (3.23m x 2.72m)

A further comfortable double bedroom overlooking the rear aspect, ideal as a guest room or children's bedroom.

Bedroom Three

8' 10" Max x 6' 6" (2.69m Max x 1.98m)



A versatile third bedroom, perfect as a nursery, home office or single bedroom.

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

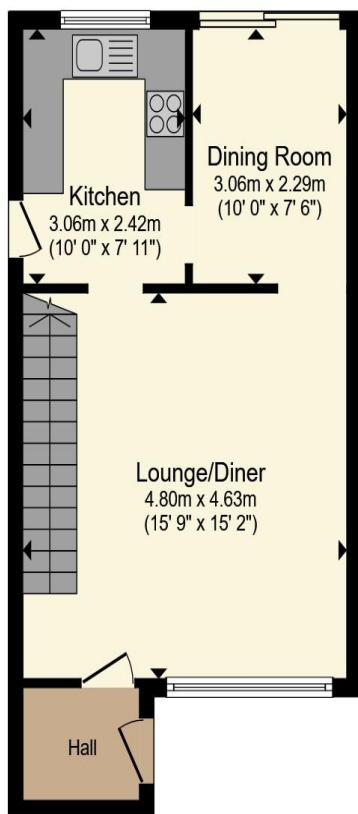
Comprising a bath with shower over, wash hand basin and low-level WC, serving all three bedrooms.

Agent's Note:

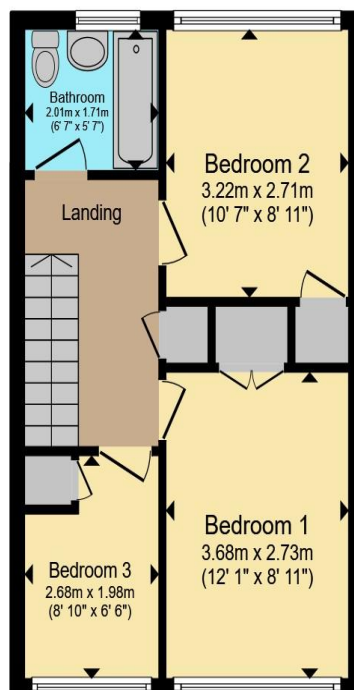
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Ground Floor



First Floor

Total floor area 77.3 m² (832 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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BRISTOL BS16 7AE

Property Ref: EME307123 - 0014

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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