

Connells

Little Dowles
Bristol

Little Dowles
Bristol BS30 8AW

for sale guide price
£399,000







Property Description

GET INTO DESIRABLE CADBURY HEATH WITH THIS

THREE BEDROOM END TERRACE HOME OFFERING

10FT LOUNGE, 13FT KITCHEN, 20FT DINING ROOM,

BATHROOM ADJACENT TO MASTER BEDROOM,

BATHROOM, LANDSCAPED REAR GARDENS

AND OFF ROAD PARKING.

Cadbury Heath, offers convenient amenities including Gallagher retail park, local shops, cafes, and restaurants all within walking distance.

It's well-connected to Bristol and Bath via public transport and major roads, making it ideal for commuters. Nearby, you'll find good schools for families.

Ground Floor Accommodation

Porch

Double Glazed Window to Side, Entrance to Property

Living Room

Double Glazed Window to Front, Feature Fire Place, Entrance to Rear Lobby

Rear Lobby

Access to Living Room, Dining Room and Kitchen, Stairs up to First Floor

Dining Room

Double Glazed Window to Front and Door to Rear Garden, Stairs up to Second Bedroom, Radiator

Kitchen

Double Glazed Window and French Doors to Rear Garden, Range of Modern Wall and Base Units with Work Surface Over, Tiled Splash Back Around, Inset Sink with Draining Board and Mixer Tap, Space and Plumbing for Washing Machine, Space for Cooker and Fridge / Freezer, Under Stairs Storage Cupboard

First Floor Accommodation

Landing

Access to Bedrooms 1 & 3 and Family Bathroom

Bedroom 1

Double Glazed Window to Front, Built in Wardrobes, Radiator

Bedroom 3

Double Glazed Window to Rear, Radiator

Bathroom

Obscure Double Glazed Window to Rear, White Three Piece Suite Comprising of WC with Concealed Cistern, Vanity Sink Unit and Panel Bath with Shower and Screen Over, Fully Tiled

Extension Landing

Double Glazed Window to Rear, Access to Bedroom 2 and Shower Room

Bedroom 2

Reached by Separate Stairs, Double Glazed Window to Front, Radiator

Shower Room

Three Piece Suite Comprising of WC, Vanity Sink Unit and Shower Enclosure, Fully Tiled

External Features

Rear Garden

Enclosed via Fence Panels, Mostly Laid to Lawn with Patio and Decking Areas, Side Gate Access

Parking

Off Street Parking to the Front of the Property

Agents Note

Please note that an AML feel is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







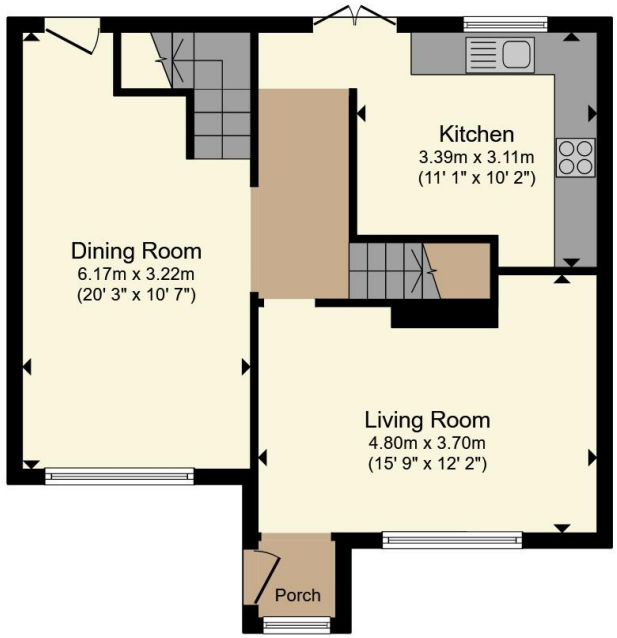



Andrex

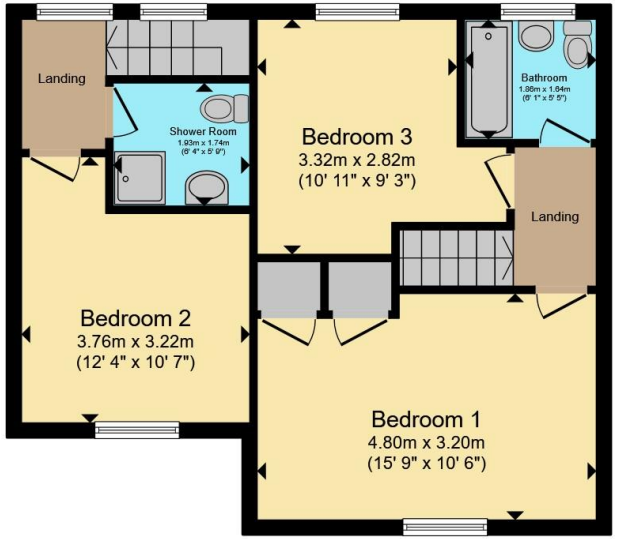








Ground Floor



First Floor

Total floor area 108.3 m² (1,166 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

Connells

To view this property please contact Connells on

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131 Bath Road Longwell Green
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLG104612

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.