Couzens Place,Stoke Gifford Bristol BS34 8PL

welcome to

Couzens Place, Stoke Gifford Bristol

This super semi-detached home occupies a desirable position just outside 'Stoke Gifford Village'. The NO CHAIN property offers massive opportunity to decorate and re-fit to taste whilst the building sits true and proud. Ideal for families, first time buyers and anyone willing for a cosmetic project.

Couzens Place

Entrance

Attractive entrance to this family home with lawn, herbaceous borders and picket fence to the boundary. A traditional style double glazed door leads inwards,

Hallway

Spacious hallway leading to all areas including the staircase leading upwards. The additional transom window alongside the glazed door grants tremendous light and a very welcoming point of entry. Complete with radiator, pendant light and coat hooks.

Dining Room

9' 11" max x 11' max (3.02m max x 3.35m max)

The dining room is on the immediate left and is again light and bright. Here offers pretty views to the front aspect over the garden space. Complete with floral wall paper, electric wall mounted fireplace and pendant light.

Living Room

16' 1" max x 10' max (4.90m max x 3.05m max)

The main living room offers great proportions, light and lovely garden views. The space is easily accessible given it's proximity to the kitchen and includes a wall mounted fireplace with traditional surround.

Kitchen

10' 2" max x 7' 6" max (3.10m max x 2.29m max)

Light and bright kitchen space with a door leading directly outwards. A further rear facing window offers additional light and views to the garden.

Office / Store

8' 3" max x 6' 4" max (2.51m max x 1.93m max)

The store room offer the potential to re-purpose.....potentially an office or further bedroom for example. Alternatively, we suggest the potential to combine for a larger kitchen-dining space. * Here has the added bonus of an additional external door.

Stairs Leading Upwards

Landing

Leads to all areas including the useful airing cupboard.

Bedroom One

11' 4" max x 13' 11" max (3.45m max x 4.24m max)

Very well proportioned bedroom with views to the front aspect. Complete with beautiful wooden flooring and built-in storage.

Bedroom Two

8' 11" max x 16' 2" max (2.72m max x 4.93m max)

Again, well proportioned with views out over the garden. Also complete with built in storage.

Bedroom Three

11' 3" max x 8' max (3.43m max x 2.44m max)

Bedroom 3 offers good proportions for a room of it's size and flexibility depending on the new owners requirements.

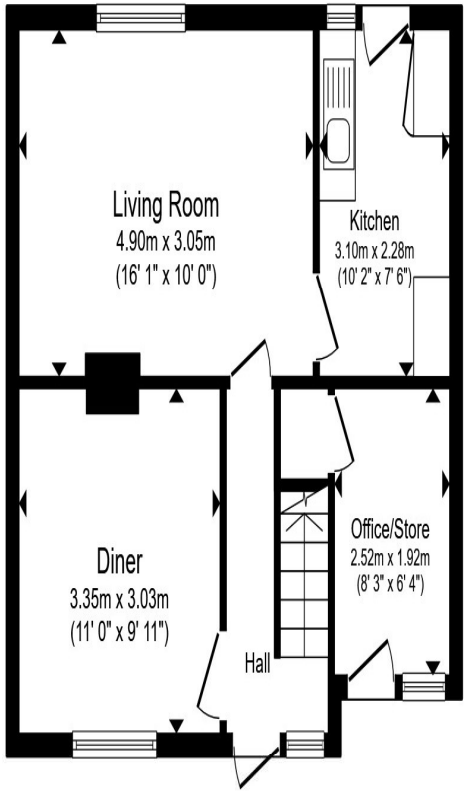
Bathroom

5' 9" max x 7' 5" max (1.75m max x 2.26m max)

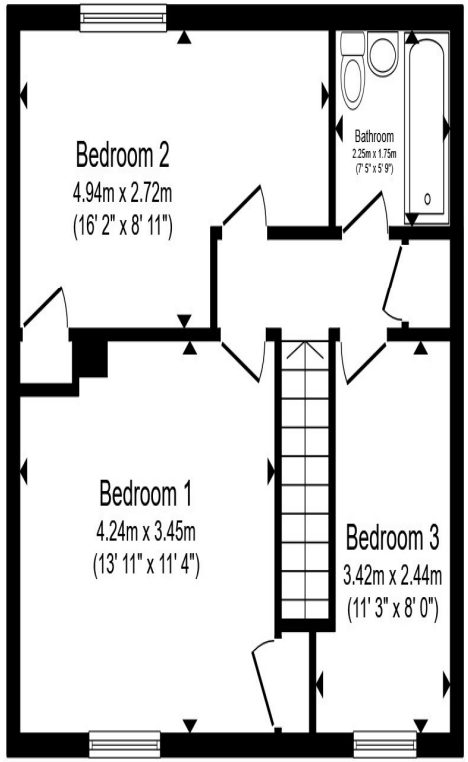
Well proportioned bathroom with window to the garden aspect. Here includes a WC, basin and oversized safety shower cubicle.

Agents Notes

Being sold as a freehold property and with NO CHAIN.



Ground Floor



First Floor

Total floor area 87.6 m² (943 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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welcome to

Couzens Place,
Stoke Gifford Bristol

- Three Bedrooms / Three Reception Semi-Detached Home
- Substantial Opportunity to Improve - NO CHAIN
- Potential to Create Bedroom Four
- Further Opportunity to Extend in the Future
- Desirable Stoke Gifford Cul De Sac Location

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£260,000

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The Property Ombudsman

Property Ref:
STG110091 - 0003

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