



## 144 High Street, Bristol, BS30 6HG

### Offers Over £475,000

Nestled in the charming village of Bitton, Bristol, this delightful end of terrace house offers a perfect blend of modern comfort and Edwardian character. With three spacious bedrooms, this late Edwardian property has been thoughtfully extended by the current owners, providing ample living space on the ground floor. The home is presented to a good standard throughout, ensuring a welcoming atmosphere for its new occupants.

The property boasts gas-fired central heating and double glazing, enhancing energy efficiency and comfort. The enclosed southerly facing rear garden is a lovely outdoor space, ideal for relaxation or entertaining, while off-street parking for a couple of vehicles adds to the convenience of this home.

Bitton is a tranquil haven, just a short drive from the historic city of Bath, making it an ideal location for those who appreciate both peace and accessibility. Families will find this area particularly appealing, with The Meadows primary school nearby and Oldfield Park Secondary school just minutes away, ensuring quality education options for children.

Entrance via part leaded obscured front door into

### Lobby

Further door into

### Hallway



Stairs to first floor landing, period style radiator, stripped wood flooring, understairs storage, doors to

### Downstairs W/C



Automatic light, tiled flooring, low level w/c, corner wash hand basin with chrome mixer taps and storage beneath, extractor.

### Sitting Room

12'7" x 13'3" (3.85 x 4.04)



Double glazed feature bay window to front aspect, central ceiling rose, picture rails, double radiator, alcove storage and shelving, open fire with period tiled hearth, wooden surround and mantel over.

### Lounge

13'1" x 11'2" (4.00 x 3.41)



Double glazed window to side aspect, double radiator, central ceiling rose, alcove storage and shelving, opening to

### Kitchen/Dining Room

14'4" x 17'1" (4.38 x 5.22)



Double glazed window to rear aspect, high slim window to side aspect, double doors to patio and rear garden, tiled flooring, 2 period style wall mounted radiators, inset spots, a range of mainly floor units with floor to ceiling storage cupboards, marble worksurfaces, double ceramic sink with mixer taps over, 5 ring gas hob, tiled splash back, Neff extractor with light over, double oven and grill, built in Neff microwave, integrated fridge and freezer, cupboard housing white goods including tumble drier and washing machine, shelving, inset spots, full sized Bosch dishwasher.

### First Floor Landing

14'7" x 5'9" (4.45 x 1.77)



Built in storage cupboard, access to loft space, doors to

### Master Bedroom

11'6" x 17'3" (3.51 x 5.27)



2 double glazed windows to front aspect, period style radiator, alcove storage, cupboard housing Worcester gas boiler with wooden shelving for linen, a range of built in wardrobes with hanging rail and shelving.

### Bedroom Two

11'9" x 11'5" (3.60 x 3.48)



Two double glazed windows to side aspect, wall mounted period style radiator.

### Bedroom Three

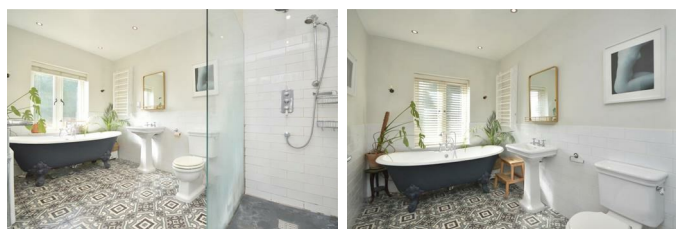
11'6" x 9'0" (3.51 x 2.76)



Double glazed window to rear aspect, period style radiator.

### Family Bathroom

12'9" x 6'11" (3.90 x 2.13)



Obscured double glazed window to rear aspect, suite comprising low level w/c, pedestal wash hand basin, freestanding rolltop bath with shower attachment over, fully tiled shower cubicle with fixed glazed shower screen, wet room style central floor drain and mains rainfall shower with separate attachment over, inset spots, extractor, period style radiator, part tiled walls, decorative tiled flooring.

### Outside



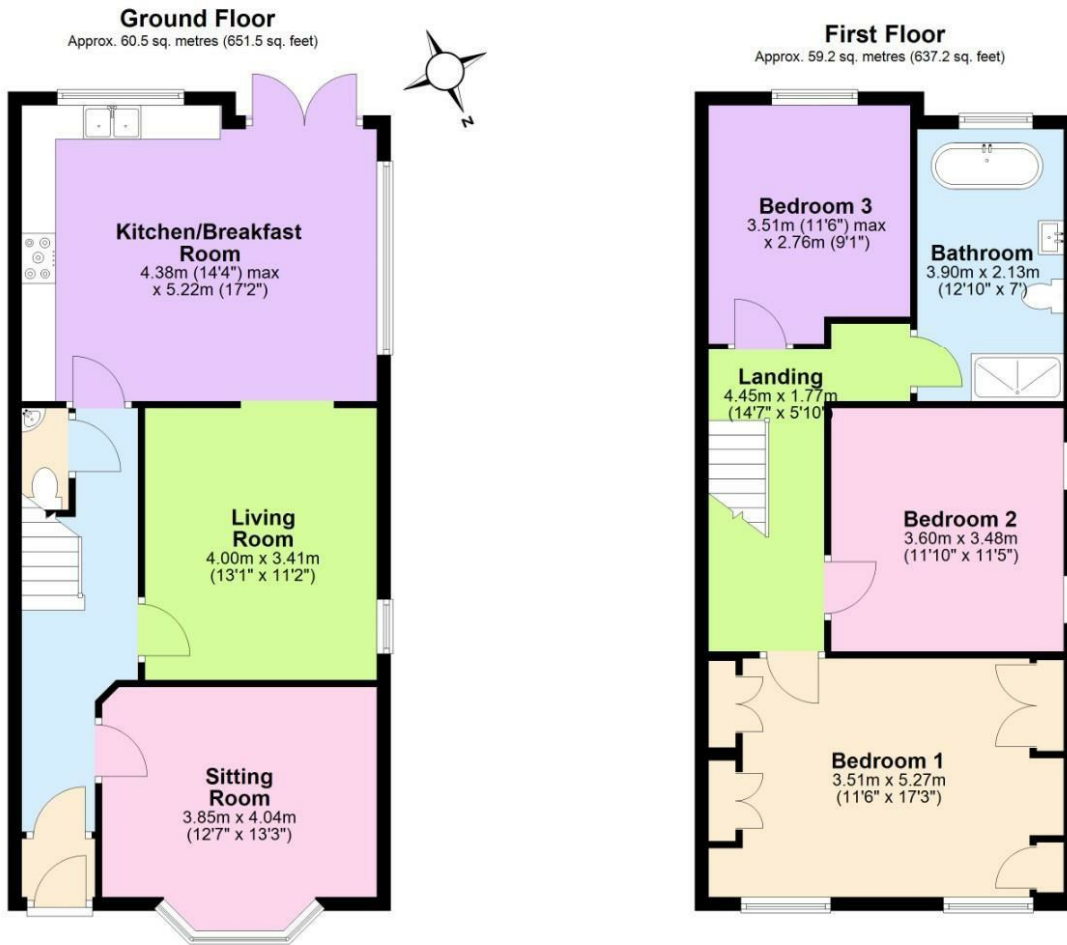
The front of the property has steps leading up to the front door. There is pedestrian access to the rear via a gate. The front is terraced and laid to gravel for ease of maintenance. The southerly facing rear garden has a patio immediately adjacent to the property ideal for alfresco dining, steps lead up to the remainder of the garden which is laid mainly to lawn with a pathway leading to the rear pedestrian gate. A border contains a mixture of spring bulbs, shrubs and perennials along

with a mature clematis. There is off street parking to the rear of the property. The rear garden is enclosed by wood panel fencing with concrete posts and gravel board.

**Directions**

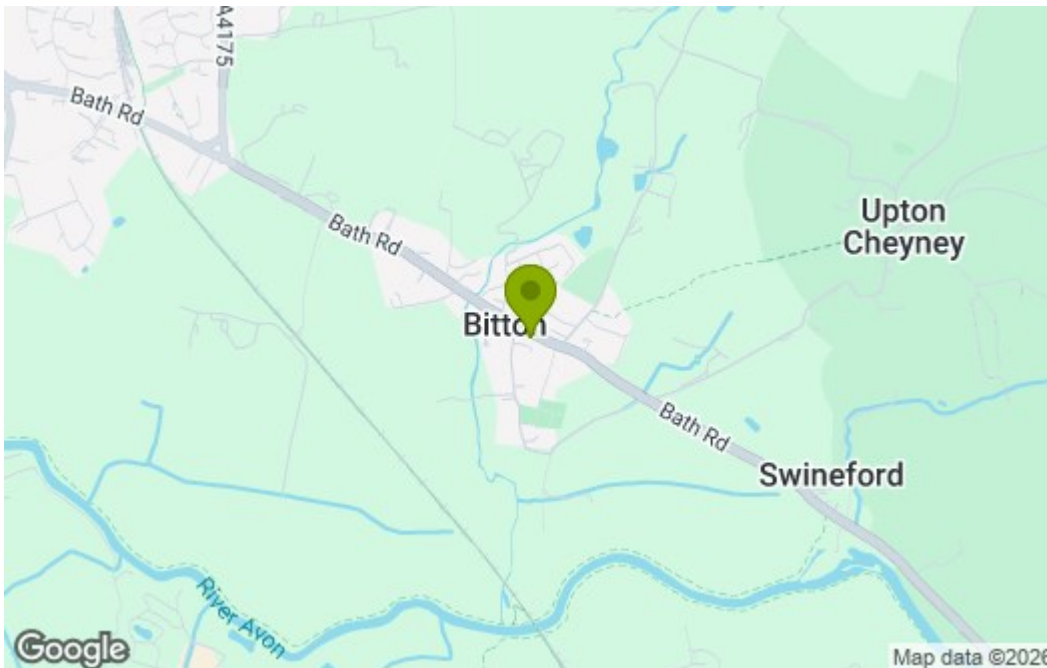
Sat Nav BS30 6HQ

## Floor Plan



Total area: approx. 119.7 sq. metres (1288.7 sq. feet)  
**144 High St, Britton**

## Area Map



## Energy Efficiency Graph

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

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