



Parsons Avenue, Stoke Gifford Bristol BS34 8PN

welcome to

Parsons Avenue, Stoke Gifford Bristol

This exceptional corner plot home occupies a prime position just outside 'Stoke Gifford Village'. The no chain property offers driveway parking, extensive garden, detached garage and three bedrooms. Light and bright throughout with notable opportunity to potentially extend and/or modernise to taste.

Parsons Avenue

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Entrance

Attractive entrance to the front aspect over paved area with metal boundary gate. Aesthetically pleasing with well kept herbaceous border. The glazed front door with vertical transom window leads into the hallway.

Hallway

10' 8" max x 5' 9" max (3.25m max x 1.75m max)
The spacious hallway instantly accentuates the feeling of size as found throughout. Here benefits from an open staircase and shared light from both the reception rooms, glazed front door and from upstairs.

Living Room

15' 11" max x 10' 5" max (4.85m max x 3.17m max)
The main living room is conveniently linked directly to the kitchen and boasts wonderful garden views. The light and bright space is complete with carpet, coving and gas fireplace unit. The gorgeous space is light and bright offering a feeling of 'inside-outside' living given the sliding doors and swathes of glass.

Kitchen

21' 3" max x 7' 6" max (6.48m max x 2.29m max)
The 'front to back' kitchen-diner again offers tremendous light given the dual aspect credentials. Here includes ample space for a dining table and substantial larder space. Complete with wall and

base units and space typical white goods.

Dining Room / Bedroom 4

11' max x 9' 11" max (3.35m max x 3.02m max)
The spacious dining room / reception 2 could easily double as the 4th bedroom should you require. The room is complete with carpet, coving and ceiling light and benefits from the well proportioned window to the front aspect. A glazed door for additional light leads to and from the hallway.

Stairs Leading Upwards

Open staircase with carpet and painted white handrail.

Landing

10' 4" max x 2' 10" max (3.15m max x 0.86m max)
Spacious landing leading to all further areas including the spacious airing cupboard. Loft access granted via ceiling hatch.

Bedroom One

13' 11" max x 11' 3" max (4.24m max x 3.43m max)
The primary bedroom offers pretty views to the front aspect and is again light and bright. Complete with carpet, coving and ceiling light and presented to a good/neutral standard. Ample space for additional decorative and storage furniture.

Bedroom Two

16' 2" max x 8' 9" max (4.93m max x 2.67m max)
Again light and bright and presented to a good standard, The similarly spacious room offers beautiful garden views and beyond.

Bedroom Three

11' 3" max x 7' 11" max (3.43m max x 2.41m max)
The third bedroom on the top floor is well proportioned for a room of it's type. The space with

views to the front offers flexible usage options dependent on your requirements.

Bathroom

7' 4" max x 5' 7" max (2.24m max x 1.70m max)
Modern three piece bathroom to include a bath with shower over, Finished with floor and wall tiles, fitted cabinet and radiator. Window to the front aspect.

Exterior Garden

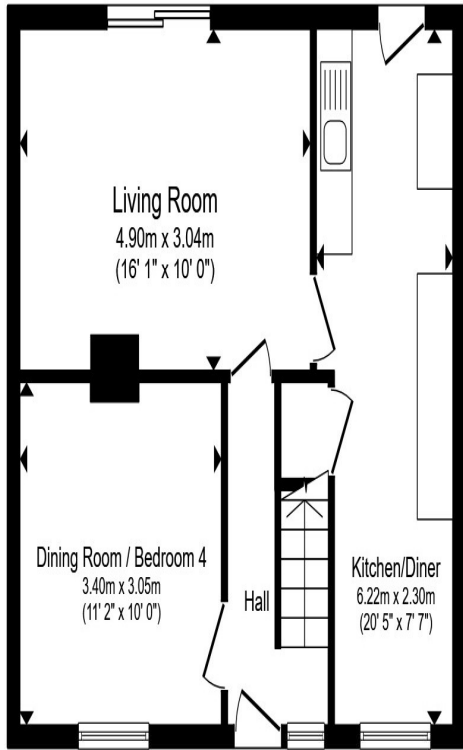
18' max appx x 35' max appx (5.49m max appx x 10.67m max appx)
Beautiful garden measuring in the region of 80 feet. Presented to an impressive standard with herbaceous borders, lawn, paving and mature mid-sized trees. ** Please note that the far end of the garden is considerably wider given the plot boundaries. Further side access leading to the parking and garage.

Garage/Outbuilding & Parking

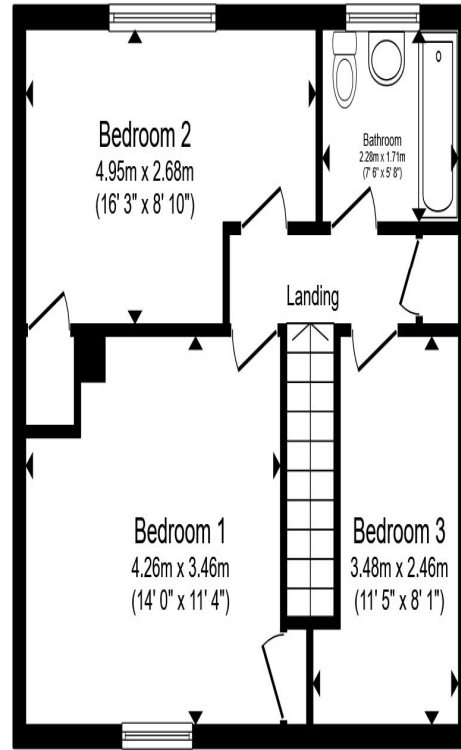
Vehicle parking to the side and garage/outbuilding. Further convenient garden access gate.

Agents Notes

Being offered with NO CHAIN.



Ground Floor



First Floor

Total floor area 90.4 m² (973 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



welcome to
Parsons Avenue,
Stoke Gifford Bristol

- Desirable Three Bedroom Home - NO CHAIN
- Central Stoke Gifford Location
- Extensive Rear Garden Measuring Circa 80 Feet
- Garage / Outbuilding PLUS Additional Parking
- Pleasant Cul-De-Sac Position / Corner Plot

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

£300,000



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Property Ref:
STG109959 - 0003

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