

for sale

£325,000



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.

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.

Garage





To view this property please contact Connells on

T 0117 956 9555

E emersonsgreen@connells.co.uk

2 The Village Emerson Way Emersons Green
BRISTOL BS16 7AE

Property Ref: EME307123 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online

connells.co.uk/Property/EME307123

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk