

specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your sollicitor or





- Lounge
- Kitchen/Diner
- Utility
- Downstairs wc
- Three bedrooms with en suite to master
- Gardens
- Parking

PROPERTY TYPE House - Detached

RECEPTION ROOMS 1

BATHROOMS 2

**BEDROOMS 3** 

EPC RATING B

COUNCIL TAX BAND D







A modern detached family property presented in good decorative order throughout.

The accommodation comprises entrance hall, lounge, fitted kitchen/dining room, utility room and downstairs w.c.

To the first floor are three bedrooms, the master with an en suite shower room and a bathroom.

Outside, are established gardens, to the front and rear and a driveway providing off street parking.

Viewing highly recommended.







## what the owners will miss

"It's very quiet where I am on Burdock Road, the bird noises are the only noise in the mornings. I will miss seeing the deers walking past my front window. I love the kitchen at the property I will miss this when I move".





## the location

Offering easy to the Avon ring road and M4/M5 motorway network. There are local shopping facilities at Emersons Green and leisure facilities nearby. There are green walks at Lyde Green lake and nearby Pomphrey Hill. Bristol 8.2 miles Bath 12.1 miles

## just a thought...

Further enhanced by green space to the front and a new local school, nearing completion, this could make an ideal home for growing families.