



## 11 Morley Road, Staple Hill, Bristol, BS16 4QS

£375,000

We are pleased to bring to the market this beautifully presented and thoughtfully extended three-bedroom terraced home, offered for sale with no onward chain. The property is in excellent condition throughout and has recently undergone a number of improvements, including the addition of a stylish kitchen and dining area with underfloor heating. The ground floor offers a welcoming entrance hallway, comfortable living room, modern fitted kitchen, dining room and convenient WC. To the first floor are two bedrooms and a contemporary family bathroom. The property also benefits from a versatile loft room, complete with its own en-suite. Further features include double glazing and gas central heating. Outside, there is an enclosed rear garden, providing a private and pleasant space for outdoor enjoyment. Located within a popular residential area, the property is conveniently positioned for local amenities, with shops, schools and regular bus services all within a short distance. We feel this impressive extended home would make an excellent choice for a growing family, offering well-presented accommodation with useful additional living space and the added benefit of no onward chain. Energy Rating C. Tax Band B.

- Offered With No Onward Chain
- Open Plan Kitchen/ Living Area
- Three Bedrooms
- Loft Conversion With En-Suite
- Gas Central Heating
- Double Glazing
- Close to Amenties
- Terraced Property
- Kitchen Underfloor Heating
- Excellent Order Throughout

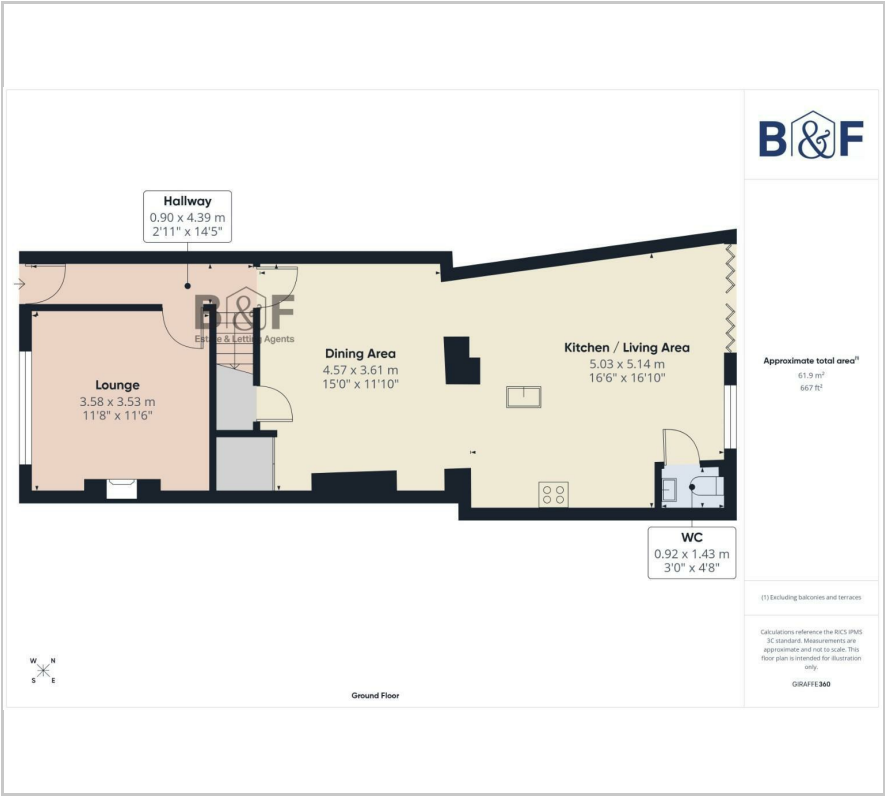
### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.





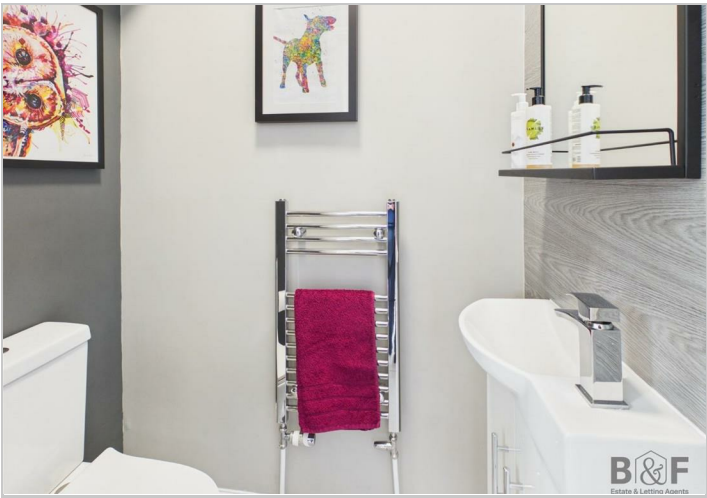
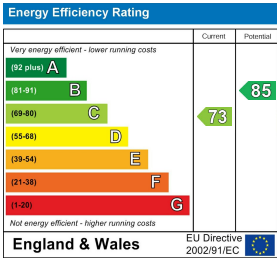
Floor Plan



Area Map



Energy Efficiency Graph



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