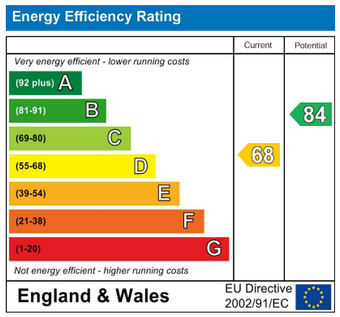
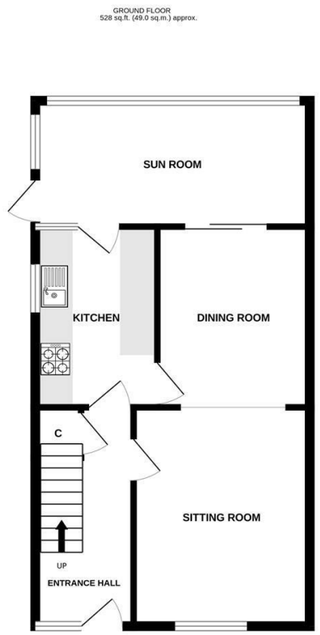
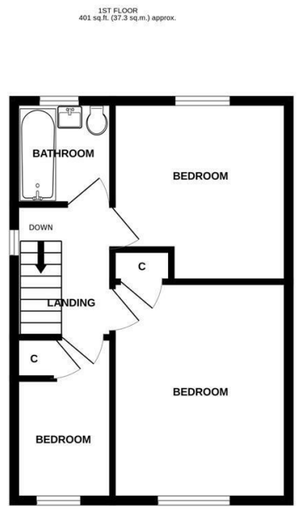
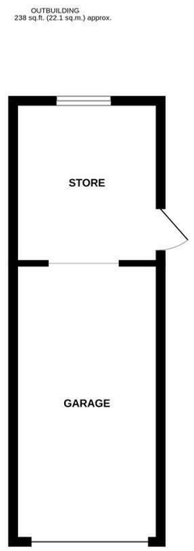








TOTAL FLOOR AREA : 1167 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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489 Bath Road, Saltford, Bristol, BS31 3BA
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10 Anson Close, Saltford, Bristol, BS31 3DY



£485,000

A very well presented three bedroom semi detached home in a cul de sac location with a generous garden, good parking with a driveway and a garage. Available with no onwards sales chain.

- No onward sales chain
- Cul de sac location
- Set back from the road
- Light bright house
- Sitting room with opening to dining room
- Well presented kitchen
- Sun room
- Modern bathroom
- Generous garden
- Garage and Store / workshop

naea | propertymark PROTECTED

RICS

www.daviesandway.com

10 Anson Close, Saltford, Bristol, BS31 3DY

Situated in the peaceful and desirable cul-de-sac of Anson Close, Saltford, this beautifully presented three bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first time buyers or those looking to downsize.

Upon entering, you are welcomed by well proportioned reception rooms, offering excellent flexibility for modern living. Whether used for relaxing, entertaining, family dining, these versatile spaces provide plenty of opportunity to suit a variety of lifestyles.

The property further benefits from three comfortable bedrooms and a well appointed family bathroom, providing practical and well balanced accommodation throughout.

Externally, the property has generous off street parking, and a garage with a workshop to the rear. To rear of the house is a wonderful enclosed generous garden ideal for families or just to relax in.

Perfectly positioned for convenience, the property is within easy reach of Saltford's local shops, amenities and the highly regarded Saltford School. Nearby parks and green spaces also provide excellent opportunities for outdoor recreation and family walks.

Offered to the market in immaculate condition and with the added benefit of NO ONWARD CHAIN, this attractive home presents an excellent opportunity to move straight in and enjoy everything this popular village location has to offer.

HALLWAY
Entry via a modern door with double glazed inset windows and a frosted double glazed window to the side. Staircase to the first floor with a cupboard underneath housing the electric consumer unit. Radiator.

SITTING ROOM 4.05 x 3.23 (13'3" x 10'7")
Large double glazed window with a front aspect. Radiator. Opening to

DINING ROOM 3.33 x 2.82 (10'11" x 9'3")
Double glazed patio doors to the sun room. Radiator. Door to the kitchen.

KITCHEN 3.33 x 2.28 (10'11" x 7'5")
Double glazed window to rear and side. Double glazed door leads to the sun room. Range of wall and base units comprising cupboards and drawers with black laminate worktops and a tiled splashback. Open wall shelves. Stainless steel sink and drainer with a mixer tap. Built in gas hob, oven, fridge and a dishwasher. Space and plumbing for a washing machine. Tiled floor.

SUN ROOM 4.79 x 2.31 (15'8" x 7'6")
Double glazed door to the garden and double glazed windows with views over the garden. Tiled floor. Ceiling spot lights. Radiator.

LANDING
Double glazed side aspect window. Loft access.

BEDROOM 4.06 x 3.08 (13'3" x 10'1")
Double glazed window with a front aspect. Store cupboard. Radiator.

BEDROOM 3.49 x 3.23 (11'5" x 10'7")
Double glazed window with a rear aspect. Radiator.

BEDROOM 3.12 narrows to 2.19 x 1.98 (10'2" narrows to 7'2" x 6'5")
Double glazed window with a front aspect. Over stairs store cupboard. Radiator.

BATHROOM 1.91 x 1.84 (6'3" x 6'0")
Double glazed frosted window. P shaped panel bath with a curved glass screen and thermostatic rain fall and personal shower. Vanity sink with dark blue cupboards below and matching enclosed coupled toilet. Subway style wall tiled walls. Tiled floors. Ceiling spotlights. Wall mounted mirror with illuminated surround. Heated towel rail.

OUTSIDE

GARAGE / WORKSHOP / STORE 5.48 x 2.73 & 3.01 x 2.72 (17'11" x 8'11" & 9'10" x 8'11")
Up and over door. Loft eaves storage space. Rear area has a personal door leading to the garden. Power and light is provided. Window to the rear.

FRONT OF PROPERTY
Laid to mainly to lawn with a driveway for multiple cars and leads to the garage. Gated access to the garden.

REAR GARDEN
A really generous garden due to its position in the cul de sac. Large patio ideal for alfresco dining. Laid mainly lawn with flower bed borders and enclosed by walling and fencing with a gate giveing access to he front of the property. Outside tap.

TENURE
Freehold

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a ‘relevant transaction’ that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority. Bath and North East Somerset.
Services. All mains service connected.
Mobile phone. EE O2 Three all good outdoor signal. Vodafone Variable outdoor signal.
Broadband. Ultrafast 1000 mps source Ofcom



















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