

New Road,Stoke Gifford Bristol BS34 8TG

allen & harris

welcome to

New Road, Stoke Gifford Bristol

This well presented home offers an opportunity to be within one of Bristol's most popular districts. The light and bright property includes parking and enclosed garden further benefiting from it's end terrace position. We invite questions for this NO CHAIN turn-key property.

New Road
Entrance
The attractive entrance is offered via foot path across the private lawn space. A modern glazed door beyond the covered porch leads directly inwards to the main living space.

Living Room
16' max x 11' 8" max (4.88m max x 3.56m max)
The main living space is light and bright with dual aspect credentials given the kitchen beyond and rear facing window. The room is complete with modern wooden laminate flooring and neutral decor alongside the well proportioned front window boasting a pretty outlook. The feature 'open' staircase maximises the available space and overall will comfortably accommodate standard lounging furniture and a dining table should it be required.

Kitchen
11' 8" max x 6' 1" max (3.56m max x 1.85m max)
Again light and bright! Here boasts garden views and direct access outside. The fitted kitchen is complete with wall and base units in brilliant white with contrasting wooden worktops. Complete with floor tiling, brushed steel double oven, electric hob, integrated extractor, integrated fridge and freezer, useful chrome heated towel rail plus undercounter washing machine.

Stairs Leading Upwards
Contemporary white painted banisters and spindles alongside fitted carpet.

Bedroom 1
11' 8" max x 11' 2" max (3.56m max x 3.40m max)
Well proportioned double bedroom with additional storage and pleasant views to the front aspect. As throughout, light and bright and presented well.

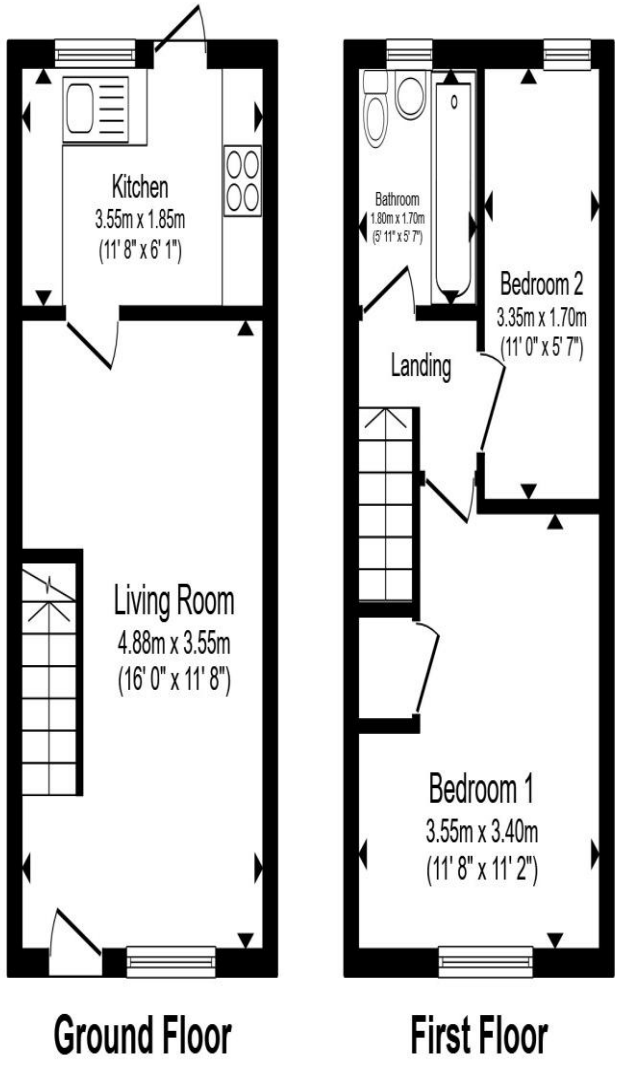
Bedroom 2
11' max x 5' 7" max (3.35m max x 1.70m max)
The second bedroom is well proportioned for a room of it's type and offers flexible usage options. Here grants long views over the garden.

Bathroom
5' 11" max x 5' 7" max (1.80m max x 1.70m max)
Stylish and contemporary 'three piece' bathroom with shower over bath and screen. Complete with wall tiles, modern flooring, electric shower unit and shaver point.

External
Garden
Pretty and well proportioned rear garden with direct access from the kitchen. Enclosed with wooden boundary fencing and complete with lawn.

Parking
Allocated private parking for two vehicles directly adjacent.

Agents Notes
Offered with NO CHAIN.



Ground Floor **First Floor**

Total floor area 48.5 m² (522 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

allen & harris





welcome to

New Road,

Stoke Gifford Bristol

- Superb Two Bedroom End-Terrace Home
- Desirable Stoke Gifford Location
- Enclosed Rear Garden with Direct Access
- Private Parking for Two Cars
- Light and Bright Throughout

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

£265,000



view this property online allenandharris.co.uk/Property/STG110332

The Property Ombudsman

Property Ref:
STG110332 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

allen & harris

0117 979 8082

StokeGifford@allenandharris.co.uk

41 North Road, Stoke Gifford, BRISTOL, BS34 8PB

allenandharris.co.uk