



14, Williams Close, Bristol, South
Gloucestershire, BS30 9BS

£348,000

This property is superbly located in a very popular cul-de-sac location. The light and airy accommodation comprises an entrance hall with an opening into the living room, a spacious dining room and modern cream hi gloss kitchen with a built in oven and hob to the ground floor. To the first floor there are three generous bedrooms, the bathroom has a modern white suite and an electric shower over the bath. Externally there is a driveway leading to a single garage. There are gardens to the front, rear and side with the rear garden enjoying a south westerly aspects with a degree of privacy also. Ideally placed for all amenities on offer, early viewing is advised

Entrance

The entrance to the property is through a Upvc obscure double glazed door to the entrance lobby.

Entrance lobby

Staircase to the first floor, Upvc double glazed obscure door and window to the side, telephone point, cupboard housing the utility meters, laminate wood flooring, double radiator, opening into the lounge.

Lounge

13' 3" x 11' 11" max (4.05m x 3.64m)

Upvc double glazed window to the front, feature fireplace with gas fire, TV point, telephone point, coving, double radiator, opening into the dining room.

Dining Room

10' 1" x 7' 11" (3.07m x 2.41m)

Upvc double glazed window to the rear, double radiator, coving, laminate flooring, door into the kitchen.

Kitchen

10' 7" x 6' 9" (3.23m x 2.06m)

Upvc double glazed window and door to the rear, Upvc double glazed window to the side, range of cream hi-gloss wall and base units with square edge wood block effect work surfaces and tiled splash backs, stainless steel 1.5 bowl sink unit with mixer tap, stainless steel oven, ceramic hob, stainless steel filter hood, space for a fridge and space for a washing machine.

First Floor Landing

Upvc double glazed window to the side, loft hatch doors into bedrooms and family bathroom.

Bedroom One

13' 3" x 8' 5" (4.05m x 2.57m)

Upvc double glazed window to the front, double radiator.

Bedroom Two

8' 11" x 8' 9" (2.73m x 2.67m)

Upvc double glazed window to the rear, radiator, built in cupboard housing a gas combination boiler.

Bedroom Three

9' 6" x 6' 4" max (2.90m x 1.94m)





Upvc double glazed window to the front, radiator, built in storage cupboard.

Family Bathroom

5' 11" x 5' 11" (1.80m x 1.80m)

Upvc double glazed obscure window to the rear, modern white suite comprising of a panel bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail.

Garage

There is a single garage located to the rear of the property with an up and over door and a courtesy door to the rear garden.



Front garden

The front garden is enclosed by a low boundary wall, the garden extends to the side of the property where there is gated access to the rear garden.

Rear garden

The rear garden is of a generous size with a south westerly aspect it is enclosed and mainly laid to lawn with a generous patio area and pathway leading to the garage.



Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax Band

Council Tax Band

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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