



15 Rushy Cadbury Heath Bristol South
Gloucestershire BS30 8AX

£279,950

Are you looking for a spacious family home? Anne James Estate Agents are pleased to offer for sale this three bedroom terrace home benefitting from uPVC single glazing, gas central heating and off street parking for two cars. The accommodation comprises entrance hall, lounge, dining room, kitchen to the ground floor. To the first floor can be found a modern white shower room and three spacious bedrooms. To the rear of the property can be found a generous garden with a useful outhouse. Early viewing is advised. (The vendor has identified a vacant property they would like to purchase).

Entrance

Upvc double glazed obscure door leading into the entrance porch.

Entrance Porch

Upvc double glazed construction, tiled floor, hardwood obscure door with obscure glazed panel to the side leading into the entrance hallway.

Entrance Hallway

Staircase leading to the first floor, radiator, cupboard housing utility meters, door to lounge and door to the kitchen.

Lounge

11' 9" x 12' 11" (3.58m x 3.94m)
Upvc double glazed bay window to the front, coving, feature fireplace incorporating gas fire, TV aerial point, double radiator, wall lights, opening into the dining room.

Dining Area

9' 5" x 9' 0" (2.88m x 2.74m)
uPVC double glazed window to the rear, double radiator.

Kitchen

9' 5" x 8' 8" (2.87m x 2.65m)
Upvc double glazed obscure door to the rear garden, Upvc double glazed window to the rear, range of wall and base units with rolled edge worksurfaces, tiled splashbacks, one and half bowl stainless steel sink unit with mixer tap, integrated double oven, gas hob, filter hood, space for washing machine, space for fridge.

First Floor Landing

Doors to all rooms, access to the loft.

Bedroom One

12' 9" x 10' 6" (3.88m x 3.20m)
Upvc double glazed window to the front, storage cupboard housing gas boiler, double radiator.

Bedroom Two

11' 4" x 9' 1" (3.45m x 2.77m)
Upvc double glazed window to the rear, electric wall heater.

Bedroom Three

8' 5" x 9' 5" (2.57m x 2.86m)
Upvc double glazed window to the front, stair case bulk head, dado rail.





Bathroom

7' 7" x 5' 6" (2.32m x 1.67m)

Two UPVC double glazed obscure windows to the rear, radiator, shower cubicle with electric shower, tiled splashbacks, low level WC, pedestal wash hand basin, inset spot lights.

Front Garden

The front garden has been laid to shingle and provides off street parking for two cars, there is a pathway leading to the front.

Rear Garden

There is a generous rear garden which is mainly laid to lawn with mature shrub and flower borders, patio area, outside tap, flower and shrub borders, gated access, outhouse with window and door.

Tenure

Freehold

Local Authority

South Gloucestershire

Council Tax

Council Tax Band B



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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