



18, Garrett Drive, Bradley Stoke, Bristol,
South Gloucestershire, BS32 8GD

£310,000

An immaculately presented end of terrace property. This two double bedroom house is situated in a popular cul-de-sac location, convenient for local amenities, sports facilities and well placed for the M4 and M5 motorway connections. As well as a downstairs cloakroom, generous lounge and modern kitchen, a sizeable conservatory has been added to the rear to create excellent additional living space. Upstairs there are two double bedrooms and a modern bathroom. The larger than average, easily maintained gardens also extend to the side of the property and there is a single garage with 2 additional parking spaces. Further benefits include gas central heating and Upvc double glazing. A wonderful property in a popular spot, offered with NO ONWARD CHAIN early viewing is advised

Entrance

Canopied entrance with Upvc door leading into the hallway.

Entrance hallway

Staircase to the first floor, doors into the lounge, kitchen and cloakroom, laminate wood flooring, coving and a double radiator, TV and telephone point.

Cloakroom

Upvc double glazed obscure window to the front, low level WC, wash hand basin with tiled splash backs, tiled floor and a radiator.

Kitchen

14' 0" x 6' 4" (4.26m x 1.93m)
Upvc double glazed windows to the front and side, modern range of wall and base units with rolled edge worktops and tiled splashbacks, 1.5 bowl sink unit with mixer tap, gas hob, extractor hood over, integrated oven, wall mounted gas boiler, space for a fridge/freezer, space for a washing machine, tiled flooring.

Lounge

13' 0" x 12' 8" max (3.96m x 3.86m)
Double glazed sliding patio doors into the conservatory, door to an under stair storage cupboard, coved ceiling, radiator, TV point.

Conservatory

9' 9" x 9' 1" (2.97m x 2.77m)
Upvc double glazed construction with French doors to the rear garden.

First Floor Landing

Doors into bedroom one and two, door into the bathroom, access to an insulated, part boarded loft space.

Bedroom One

13' 1" x 9' 10" (3.98m x 2.99m)
Upvc double glazed window to the rear, coved ceiling and a radiator.

Bedroom Two

13' 1" x 8' 9" (3.98m x 2.66m)
Upvc double glazed window to the front, radiator, built in storage cupboard, coved ceiling.





Bathroom

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

Front Garden

The front garden is well maintained having been laid to shingle and an artificial grass feature. There is a pathway leading to the front of door which extends to the side of the property where a gate give access to the rear garden.

Garage

16' 1" x 7' 10" (4.90m x 2.39m)

A garage with an up and over door, eaves storage and a courtesy door to the side can be found directly in front of the property. A driveway providing off street parking for two cars leads to the garage.



Rear Garden

The attractive rear garden extends to the side of the property and is of a generous size with artificial grass, and patio area providing plenty of space for entertaining.

Local Authority

South Gloucestershire

Tenure

Freehold

Council Tax

Band C

EPC RATING

D



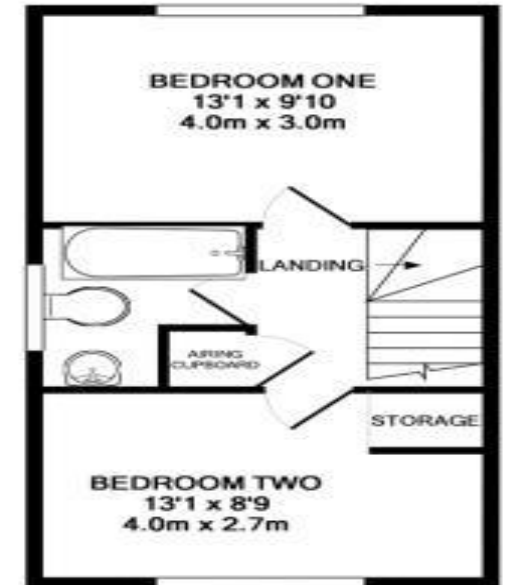
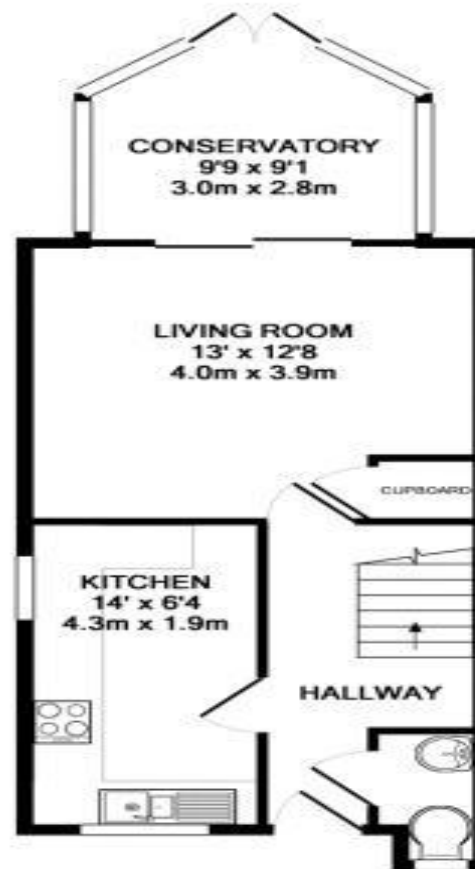
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.4 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol