



17, St Annes Drive, Bitton, Bristol, South
Gloucestershire, BS30 6RD

£ 395,000

Only by an internal viewing will you appreciate all that's on offer from this charming two bedroom detached home. Available for sale with no onward chain, the property has undergone cosmetic updating and renovation to now provide light and airy accommodation. Enjoying generous living proportions and a tasteful design throughout, the property briefly comprises of an entrance hallway, a large open concept lounge/kitchen/diner, conservatory, two double bedrooms and a modern shower room. Externally a driveway provides off street and neat gardens wrap around the front, rear and side of the property. Located in a sought after location with easy access to both centres of Bristol and Bath early viewing of this fine property is advised.

Entrance

The entrance to the property is through a composite door with glazed panels to the side.

Entrance hallway

15' 7" x 5' 7" (4.74m x 1.69m)

Double radiator, herringbone luxury vinyl tile flooring, doors into the bedrooms, shower room, a large storage cupboard housing a combination boiler and open concept lounge/kitchen/dining room.

Open concept Lounge/Diner/Kitchen

24' 3" x 17' 3" (7.40m x 5.27m) max points

Two Upvc double glazed windows to the front, Upvc double glazed French doors to the conservatory, double glazed French doors to the side garden, two double radiators, herringbone luxury vinyl tile flooring, TV point. Kitchen. Upvc double glazed window to the side, range of modern wall and base units with square edge works surfaces and tiled splash backs, composite sink with mixer tap, stainless steel oven, ceramic hob, extractor fan, space and plumbing for a washing machine, space for a tumble dryer, integrated fridge and freezer, integrated dishwasher, breakfast bar.

Bedroom One

11' 11" x 10' 0" (3.63m x 3.04m)

Upvc double glazed window to the side, radiator.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.03m)

Upvc double glazed window to the side, radiator.

Shower Room

8' 6" x 5' 6" (2.58m x 1.67m)

Upvc double glazed obscure window to the rear, fully tiled walls, double shower cubicle with mains shower and glass screens, pedestal wash hand basin, low level WC, heated towel rail.

Driveway

There is a driveway to the side of the property providing off street parking for two cars.

Gardens

The enclosed south facing garden is mainly to the front and side of the property, it is mainly laid to lawn and patio.





N.B

The property over the last two years has had new windows fitted (excluding the conservatory), a new boiler and has been totally rewired.

Tenure

Freehold Gound rent charge per year ?

Local Authority

South Gloucestershire Council

Council Tax Band

Band D

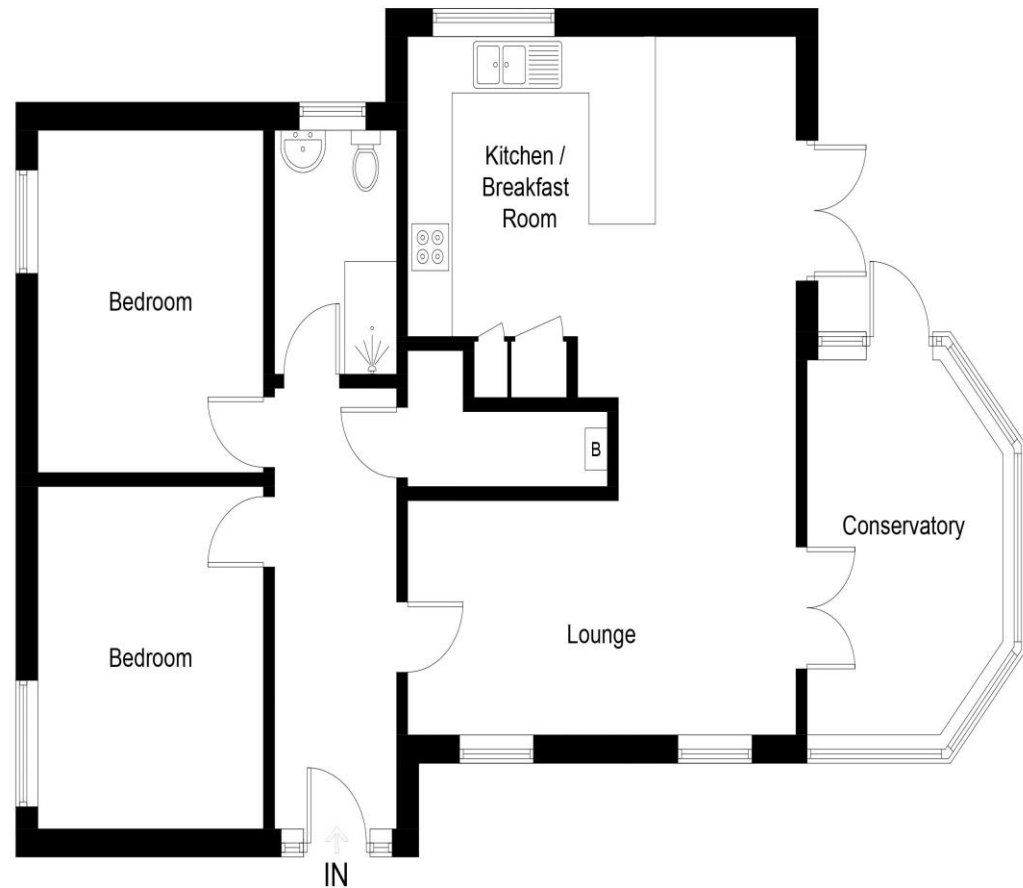
EPC Rating

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17 St Annes Drive

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft



For illustrative purposes only. Not to scale. ID1001811
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Anne James Estate Agents Office
Tel: 0117 9328611

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

Bristol