

23a Cherry Gardens
Bristol, BS30 6JA

Offers Over £200,000



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Offered to the market with no onward chain is this well presented one bedroom apartment, complete with an enviable private rear garden, off street parking and sizeable garden studio. Positioned in a cul-de-sac position within the popular village of Bitton, this home offers fantastic commuting links to Bath & Bristol and is within easy reach of the nearby Keynsham Railway Station. The first floor apartment welcomes with private entrance, with stairs leading to a bright kitchen/diner area, which offers flexible arrangement options. From here, the other rooms can be found including a comfortable lounge to the front aspect, a spacious primary bedroom to the rear aspect, and a three piece bathroom with shower over bath. Externally, this property continues to impress with a tranquil rear garden, large in nature & extremely private, ideal for the summer afternoons. To the rear of the garden, a large studio sits, currently used as a relaxing summer cabin, however offers a fantastic space for a range of uses. A rare addition to the market and one which is sure to be a popular choice with many, this excellent home really is a must view.

ACCOMMODATION

ENTRANCE HALL

uPVC double glazed door with privacy glass to front aspect, uPVC double glazed windows to front aspect, small cupboard housing electric meter & consumer unit, stairs leading to first floor, small work surface area.

LOUNGE 11' 2" x 10' 10" (3.40m x 3.30m)

uPVC double glazed window to front aspect, fitted storage cupboards, radiator, fitted shelving.

BEDROOM ONE 13' 7" x 10' 9" (4.14m x 3.27m)

uPVC double glazed window to rear aspect overlooking garden, radiator, fitted shelving.

KITCHEN/DINER 20' 0" x 12' 6" (6.10m x 3.82m)

A generous selection of matching base units with work surface over, breakfast bar & matching upstands. Integrated electric oven with four ring electric hob over, space & plumbing for washing machine, space for fridge freezer, sink basin with mixer tap and drainer to side, overhead pot pan rack, uPVC double glazed window to rear & side aspects, radiators, loft hatch, stairs leading to private entrance, doors to rooms.

BATHROOM

A three piece suite comprising wc, wash hand basin with separate taps & panelled bathtub with separate taps & mains shower over with glass shower screen. Heated towel radiator, tiled splash backs, uPVC double glazed window with privacy glass to front aspect, fitted storage.

REAR GARDEN

A large & private rear garden comprising established flower beds, small pond, mature shrubs & vegetable patches, enclosed with boundary fencing and hedgerows. Stone pathway leading to garden cabin/studio, with decked seating area & area laid to shingle to front aspect. Large garden shed & green house. Gated front access.

GARDEN STUDIO 22' 7" x 12' 9" (6.88m x 3.89m)

uPVC double glazed sliding doors to front aspect, uPVC double glazed windows to front aspect, lighting, solar panels.

FRONT ASPECT

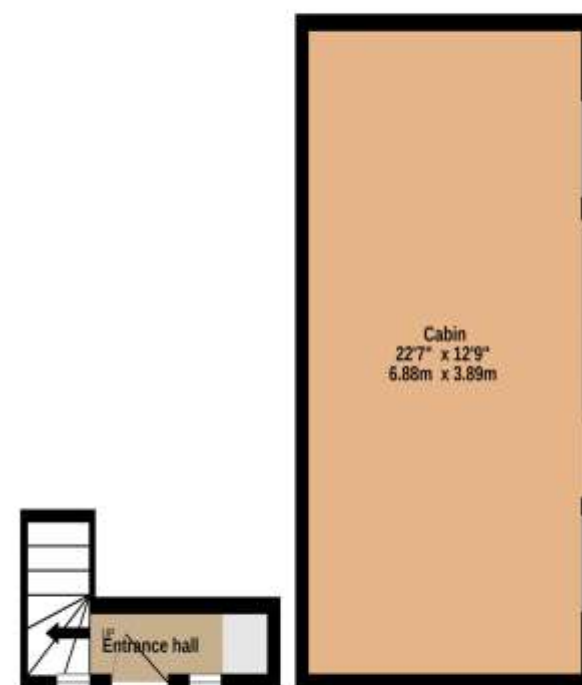
A mature front garden comprising multiple vegetable patches & established shrubs, with pathway leading to private entrance & gated garden access.





Ground Floor
324 sq. ft. (30.1 sq. m.) approx.

First Floor
467 sq. ft. (43.3 sq. m.) approx.



TOTAL FLOOR AREA: 790 sq. ft. (73.4 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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