



G R E G O R Y S
— E S T A T E A G E N T S —

26 St. Fagans Court
Bristol, BS30 6UT

£285,000



A chic & stylish three bedroom home, situated in a popular cul-de-sac and only a short walk to Cherry Garden Primary School and the Bath to Bristol cycle path. This end of terrace property sits within a generous corner plot, boasting an enclosed West facing garden and open views to the side aspect. Internally the property welcomes with an entrance hall, leading to a generous sized kitchen diner to the front aspect, whilst a full width lounge sits to the rear of the ground floor, overlooking the mature rear garden. To the first floor, three bedrooms can be found, two of which double in nature, with the primary bedroom benefitting from ample fitted wardrobes. A contemporary two piece bathroom & separate cloak complete the internal offering. Externally parking is way of a free resident parking scheme, with spaces available to the rear of the property. A perfect first time home for professional couples or families alike, looking for an immaculately presented home. A must view.

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ACCOMMODATION

ENTRANCE HALL

Upvc double glazed entrance door to the front aspect, stairs leading to the first floor with under stairs storage recess, radiator, LVT flooring, storage cupboard, archway to the kitchen, door with glazed inserts leading to the lounge.

KITCHEN/DINER 12' 8" x 10' 8" (3.85m x 3.25m)

A large selection of fitted wall and base units with wood work surfaces over, stainless steel sink and drainer unit with mixer taps over, tiled splash backs, integrated slimline dishwasher, fridge / freezer, oven and electric hob with extractor hood over, space and plumbing for a washing machine, laminate flooring, radiator, coved ceiling, spot lighting, double glazed window to the side aspect.

LOUNGE 17' 7" x 11' 6" (5.36m x 3.50m)

Double glazed floor to ceiling window and door to the rear aspect, laminate flooring, radiator, coved ceiling.

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, airing cupboard housing 'Vaillant' gas combination boiler, spot lighting, doors to rooms.

BEDROOM ONE 13' 0" x 8' 11" (3.96m x 2.72m)

(Measurements not including wardrobe depth) Double glazed window to the rear aspect, radiator, a selection of fitted wardrobes.

BEDROOM TWO 9' 0" x 8' 11" (2.75m x 2.72m)

Double glazed window to the side aspect, radiator.

BEDROOM THREE 8' 9" x 7' 7" (2.66m x 2.31m)

Floor to ceiling double glazed window to the rear aspect, radiator.

BATHROOM

A contemporary two piece white suit comprising a was hand basin with storage under and a panelled bath with 'Monsoon' style shower over, tiled walls and flooring, spot lighting, obscure double glazed window to the front aspect.

WC

A white low level wc, tiled walls, vinyl flooring, obscure double glazed window to the front aspect.

FRONT & SIDE ASPECT

Laid to slate shingle with pathway leading to the property, enclosed via picket fencing.

REAR ASPECT

Enjoying a Westerly orientation, mainly laid to lawn with a patio area laid to decking, enclosed via boundary fencing with pedestrian access gate leading to the parking area.

EPC RATING C / COUNCIL TAX BAND C

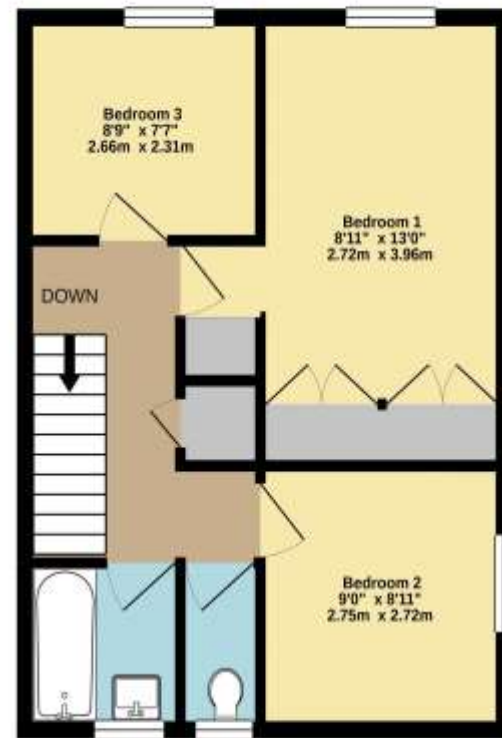
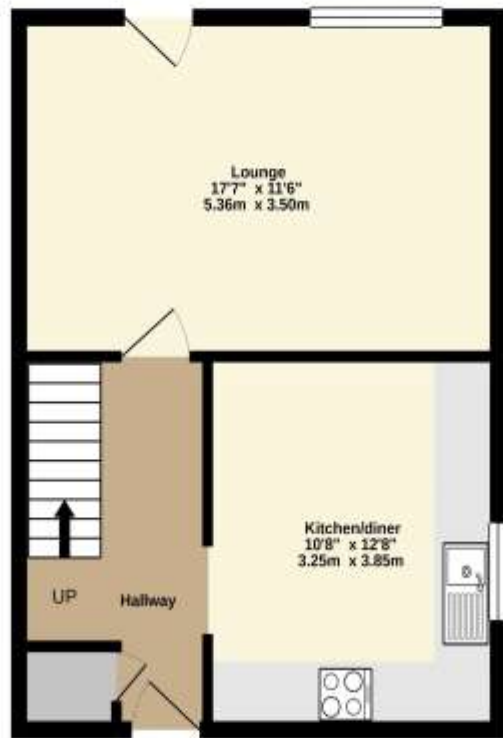




Ground Floor
424 sq.ft. (39.4 sq.m.) approx.



1st Floor
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.7 sq.m.) approx.

While 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 is given as to their operability or efficiency can be given.
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