



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

43 Pennine Road  
Bristol, BS30 8QD

**Offers Over £275,000**



Located within the popular area of Oldland Common is this bright, three bedroom mid terrace home, ideally positioned for access to local schools and amenities. Providing generous room proportions over two floors, this three bedroom family home briefly comprises an entrance hall, a spacious lounge / diner with newly installed French doors out to the rear garden and an opening to a fitted kitchen. To the first floor three bedrooms can be found, two of which double in nature, and a recently replaced family bathroom. Outside, a low maintenance rear garden basks in all day sun, whilst a double driveway to the front aspect offers ample parking. Finally, a single garage can be found in a nearby block. An ideal first time purchase, an early viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Composite door to front aspect, door to lounge, tiled flooring, consumer unit, gas meter.

### LOUNGE 16' 0" x 11' 6" (4.87m x 3.50m)

uPVC double glazed window to front aspect, stairs leading to first floor, radiator, fitted multimedia unit with storage cupboard, opening to dining area.

### DINING ROOM 13' 1" x 8' 3" (3.99m x 2.52m)

uPVC French doors to rear aspect, radiator, opening to kitchen.

### KITCHEN 5' 8" x 9' 1" (1.72m x 2.76m)

A generous selection of matching wall & base units with roll top work surface over, integrated electric oven, four ring gas hob with extractor hood over, space & plumbing for washing machine & dishwasher, undermount sink basin with mixer tap & drainer to side. Tiled flooring, tiled splashbacks, generous under stairs storage cupboard, additional storage cupboard, uPVC double glazed window to rear aspect.

### LANDING

Stairs to ground floor, doors to rooms, over stair storage cupboard housing combination boiler, loft hatch.

### BATHROOM 6' 6" x 5' 10" (1.97m x 1.78m)

A contemporary three piece bathroom comprising low level WC, wash hand basin with mixer tap set in vanity unit, panelled bath tub with glass screen & electric power shower over, uPVC double glazed window to rear aspect, tiled splashbacks, tile effect vinyl flooring, heated towel radiator, extractor fan.

### BEDROOM 1 9' 3" x 13' 1" (2.81m x 4.00m)

uPVC double glazed window to rear aspect, radiator, fitted wardrobe area.

### BEDROOM 2 11' 5" x 9' 8" (3.48m x 2.95m)

uPVC double glazed window to front aspect, radiator.

### BEDROOM 3 6' 11" x 6' 0" (2.12m x 1.84m)

uPVC double glazed window to front aspect, radiator.

### REAR GARDEN

Tiered rear garden enclosed with boundary fencing & gated rear access. Patio area from French doors with steps leading to generous patio, area laid with bark, and additional decked seating area with covered structure.

### FRONT ASPECT

Double driveway with steps leading to entrance door.

### GARAGE

Single garage in a nearby block with up & over door.

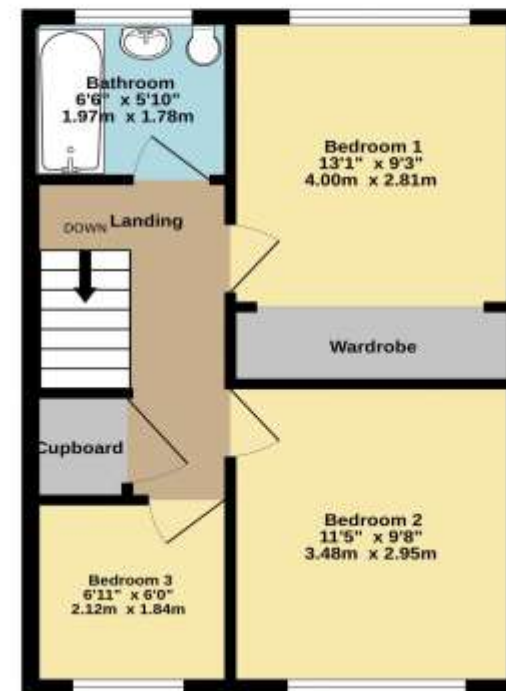
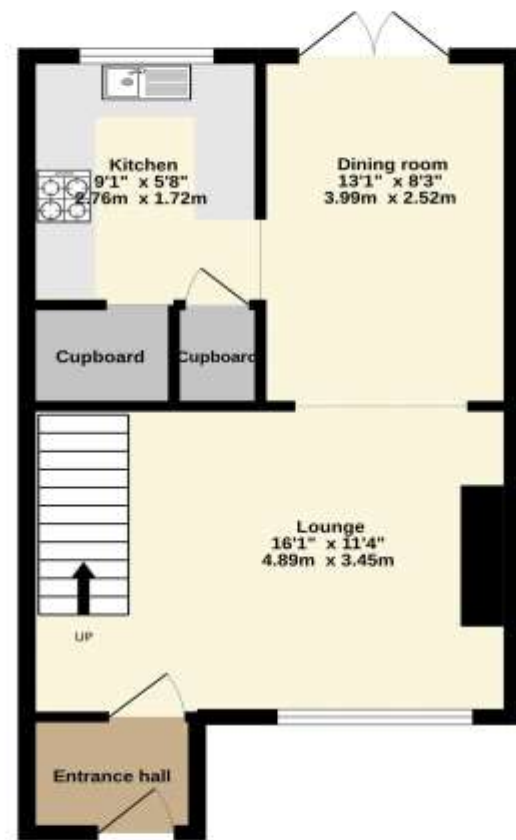




Ground Floor  
407 sq. ft. (37.8 sq. m.) approx.



1st Floor  
396 sq. ft. (36.8 sq. m.) approx.



TOTAL FLOOR AREA: 803 sq. ft. (74.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other space are approximate and no responsibility is taken for any errors, omissions 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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