



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

38 Cherwell Road
Bristol, BS31 1QT

£325,000



Offered to the market with no onward chain, this three bedroom property can be found only a short walk from the highly regarded Wellsway School campus. Deceptively spacious in size, the accommodation offers generous room proportions over two floors, whilst externally an enclosed rear garden and single garage benefits. Internally a welcoming hallway provides access to the downstairs cloakroom, a fitted kitchen with ample space for a dining table and a full width lounge providing access to the rear garden. In turn the lounge also gives access to the rear extension, used for many purposes over the year, however given the current home working trend, this room would lend itself to a wonderful study with access and views to the garden. Appointed to the first floor, three generous bedrooms and a bathroom. An abundance of storage can be found on this level, with all three bedrooms providing fitted wardrobes and the landing offering further fitted storage. The property has been a wonderful family home for many decades and although investment is now needed, this spacious home would make a wonderful family home for many years to come.

ACCOMMODATION

ENTRANCE HALLWAY

Upvc entrance door with obscure double glazed side panel window to the front aspect, stairs leading to the first floor, radiator, doors to rooms

CLOAKROOM

A two piece white suite comprising a low level wc and wash hand basin

KITCHEN / DINER 12' 8" x 10' 10" (3.85m x 3.30m)

A fitted kitchen comprising matching wall and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer taps over and tiled splash backs, integrated oven and gas hob, space and plumbing for a washing machine and tumble dryer, radiator, vinyl flooring, double glazed window to the front aspect

LOUNGE 19' 2" x 13' 3" (5.85m x 4.05m)

Double glazed sliding patio doors with double glazed matching side panel windows to the rear aspect, radiator, real flame gas fire housing 'baxi' boiler and set in a brick surround with tiled hearth, opening to the rear extension

REAR EXTENSION 12' 0" x 6' 11" (3.65m x 2.10m)

Brick built with conservatory style roof, double glazed windows and sliding patio doors, radiator

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, airing cupboard housing the hot water tank, further storage cupboard, doors to rooms

Double glazed window to the rear aspect, radiator, fitted wardrobe

BEDROOM TWO 11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed window to the front aspect, radiator, fitted wardrobe

BEDROOM THREE 8' 6" x 8' 0" (2.60m x 2.45m)

Double glazed window to the rear aspect, radiator, storage cupboard

BATHROOM 8' 6" x 5' 7" (2.60m x 1.70m)

A three piece white suite comprising a wc, pedestal wash hand basin and a panelled bath with shower over, tiled splash backs, radiator, obscure double glazed window to the front aspect

FRONT ASPECT

Laid to stone shingle with borders of plants, shrubs and trees, pathway to the property

REAR ASPECT

Patio laid to paving and stone shingle, rear pedestrian access gate with pathway leading to the garage. All enclosed by boundary fencing

GARAGE

A single garage located in a nearby block with up and over vehicle door



BEDROOM ONE 11' 8" x 10' 8" (3.55m x 3.25m)





Ground Floor
598 sq.ft. (55.6 sq.m.) approx.



1st Floor
499 sq.ft. (46.4 sq.m.) approx.

