



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

6 Holcombe Grove
Bristol, BS31 2EZ

£299,950



Positioned at the end of this popular cul-de-sac and sat within a spacious plot, can be found this end of terrace property. Benefitting off street parking for multiple vehicles and a large, westerly rear garden, this three bedroom home would make the perfect purchase for any family or professional couple. Briefly comprising an entrance hallway, a lounge and full width kitchen / diner overlooking the rear garden. To the first floor can be found three bedrooms of impressive proportions and a family bathroom. Furthermore a number of outbuildings can be accessed via the rear lobby, complete with power, lighting and plumbing, these outbuildings provide superb potential to add to this impressive home.

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ACCOMMODATION

ENTRANCE HALLWAY

Upvc entrance door to the front aspect, double glazed window to the side aspect, stairs leading to the first floor with under stairs storage recess, radiator, laminate flooring, doors to rooms

LOUNGE

Double glazed window to the front aspect, radiator, feature fire place and surround

KITCHEN / DINER

The kitchen comprises matching wall and base units with roll top work surfaces over, sink and drainer unit with mixer taps over, space and plumbing for a washing machine, fridge/freezer and cooker (with extractor hood over), radiator, cupboard housing the gas boiler, double glazed window and 'French' doors leading to the rear aspect, door to the side lobby

REAR LOBBY

Door to the front aspect, doors to

OUTBUILDINGS

A number of outbuildings with the opportunity to convert into additional living space. Plumbing in areas for bathroom facilities. Power and lighting.

FIRST FLOOR LANDING

Stairs leading from the ground floor, double glazed window to the side aspect, doors to rooms

BEDROOM ONE 11' 2" x 10' 6" (3.4m x 3.2m)

(Measurements not including the door recess) Double glazed window to the front aspect, radiator, storage cupboard

BEDROOM TWO 13' 1" x 9' 4" (4.00m x 2.85m)

Double glazed window to the rear aspect, radiator, airing cupboard housing the hot water tank, further fitted storage cupboard

BEDROOM THREE 9' 10" x 7' 4" (3.00m x 2.23m)

Double glazed window to the side aspect, radiator

BATHROOM 6' 9" x 5' 7" (2.05m x 1.71m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and a panelled bath with shower over, obscure double glazed window to the rear aspect, tiled effect vinyl flooring, tiled splash backs

FRONT & SIDE ASPECT

A driveway providing off street parking for a number of vehicles, enclosed by boundary fencing, access to the rear garden

REAR ASPECT

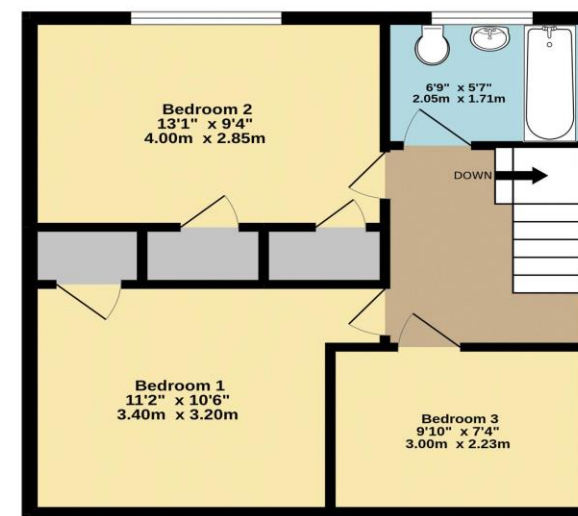
Benefitting a Westerly rear garden, mainly laid to lawn with an area of patio, mature borders of shrubs and trees, enclosed by boundary fencing and hedgerow





Ground Floor
597 sq.ft. (55.5 sq.m.) approx.

1st Floor
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 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 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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