



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

24 Caldicot Close
Bristol, BS30 6UU

£265,000



Presented to an excellent decorative standard and located to the end of a cul-de-sac is this three bedroom end of terrace property. Internally the ground floor has an open plan feel, with the kitchen / diner now opening onto the full width lounge with direct access onto the rear garden. From the hallway, the stairs lead to the first floor, where three bedrooms of generous proportions and a bathroom can be found. An enclosed rear garden and residents parking benefit.

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ACCOMMODATION

ENTRANCE HALLWAY

UVC Entrance door at the front aspect, stairs to first floor, understairs storage cupboard, radiator, laminate flooring, coved ceiling, doors with glazed inserts to rooms.

KITCHEN/DINER 13' 0" x 10' 0" (3.95m x 3.05m)

Wall base units, roll top work surfaces, sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and electric hob with extractor hood over. Space and plumbing for washing machine, dishwasher and fridge-freezer. Double glazed window to front aspect, radiator, laminate flooring, large opening through to the lounge.

LOUNGE 16' 7" x 14' 4" (5.05m x 4.37m)

(An 'L' Shaped Room with measurements taken to the maximum points) Double glazed window and double glazed French doors to rear aspect, radiator, coved ceiling, electric fire with surround and hearth.

FIRST FLOOR LANDING

Stairs from the ground floor, coved ceiling, loft hatch, radiator, fitted storage cupboard and one airing cupboard, housing a Worcester combination boiler. Doors to rooms.

BEDROOM ONE 15' 7" x 9' 8" (4.75m x 2.95m)

(Measurement not including door recess) Double glazed window to the rear aspect, coved ceiling, radiator.

BEDROOM TWO 9' 6" x 6' 9" (2.90m x 2.07m)

Double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 11" x 8' 11" (2.72m x 2.71m)

Double glazed window to front aspect, coved ceiling, radiator.

BATHROOM 8' 8" x 5' 7" (2.65m x 1.70m)

Three piece white suite, low level WC, pedestal wash hand basin and panelled bath with shower over, tiled walls, chrome heater towel radiator, wood effect vinyl flooring, storage cupboard, obscure double glazed window to the front aspect.

FRONT GARDEN

Small area of patio leading to paving. Storage shed

REAR GARDEN

Paved area with areas of decking, enclosed by boundary fencing.

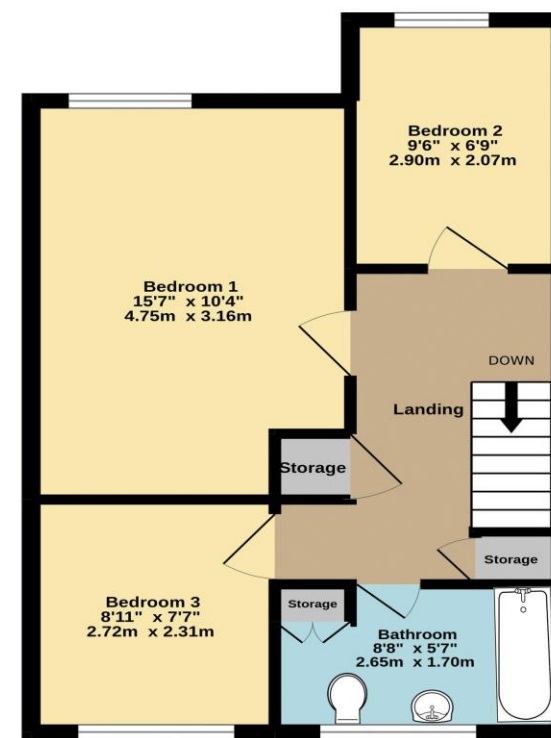
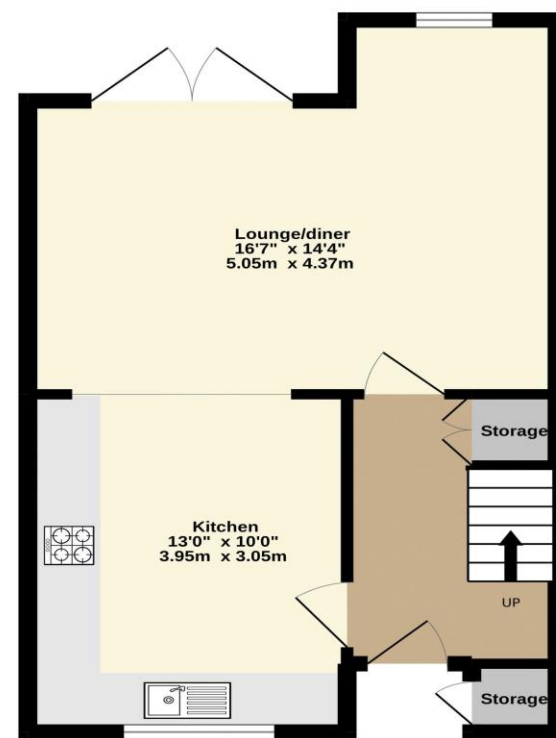




Ground Floor
410 sq.ft. (38.1 sq.m.) approx.



1st Floor
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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