



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

89 Cloverlea Road
Bristol, BS30 8TX

£279,950



Positioned within this quiet backwater location within Oldland Common, can be found this terraced property. Providing generous room proportions over two floors, this three bedroom family home briefly comprises an entrance hallway, a large lounge / diner with patio doors leading to the rear garden and an opening to a fitted kitchen. Appointed to the first floor are three bedrooms and a family bathroom. Externally, mature gardens can be found to the front and rear aspect, the rear garden enjoying a southerly aspect and a single garage located to the end of the garden. Although the property is in need of a little investment, the potential is very much evident, particularly with both neighbouring properties having completed single storey rear extensions. Of course any extensions are subject to the relevant permissions.

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ACCOMMODATION

ENTRANCE HALLWAY

Upvc entrance door with matching, obscure double glazed window to the front aspect, radiator, stairs leading to the first floor with under stairs storage recess, opening to the lounge

LOUNGE / DINER 23' 5" x 10' 11" (7.14m x 3.33m)

(An 'L' shaped room with measurements taken to the maximum points) Double glazed window to the front aspect, double glazed sliding patio doors to the rear garden, two radiators, gas fireplace, large opening to the kitchen

KITCHEN 9' 11" x 8' 5" (3.03m x 2.56m)

A large selection of fitted wall and base units with roll top work surfaces, sink and drainer unit with mixer taps over, integrated oven and electric hob with extractor hood over, space and plumbing for a washing machine and fridge / freezer, double glazed window to the rear aspect, vinyl flooring

FIRST FLOOR LANDING

Stairs leading from the ground floor, doors to rooms

BEDROOM ONE 13' 0" x 10' 1" (3.95m x 3.07m)

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

BEDROOM TWO 10' 11" x 10' 2" (3.34m x 3.09m)

Double glazed window to the rear aspect, radiator, wall mounted gas boiler

BEDROOM THREE 7' 7" x 6' 11" (2.31m x 2.12m)

Double glazed window to the front aspect, radiator

BATHROOM 6' 11" x 5' 7" (2.12m x 1.70m)

Three piece suite comprising a low level wc, pedestal wash hand basin and panelled bath, obscure double glazed window to the rear aspect

FRONT ASPECT

Laid to lawn with borders of shrubs and trees, pathway leading to the property, enclosed by low level boundary wall and hedgerow

REAR ASPECT

Enjoying a southerly aspect. Laid to lawn with mature borders of shrubs and trees, area of patio with pathway leading to the rear of the garden with access to the garage, all enclosed by boundary wall, fencing and hedgerow

SINGLE GARAGE

Up and over door providing vehicle access. Garage benefits from a recently replaced roof

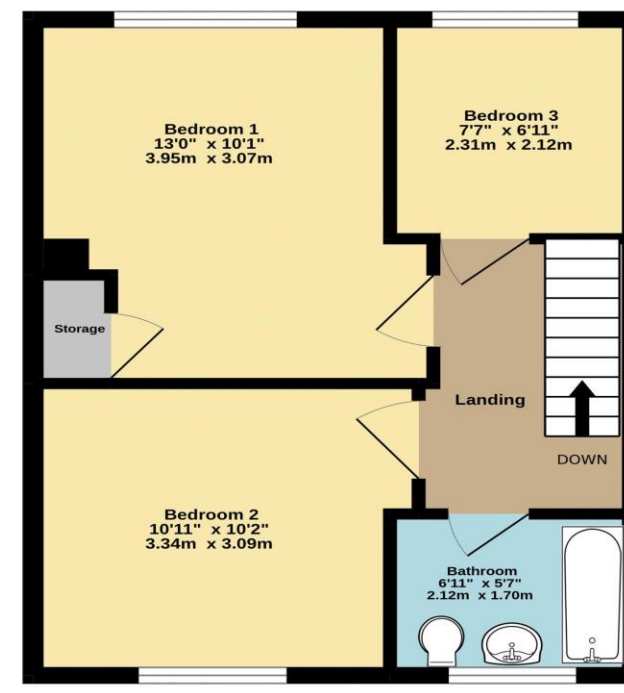
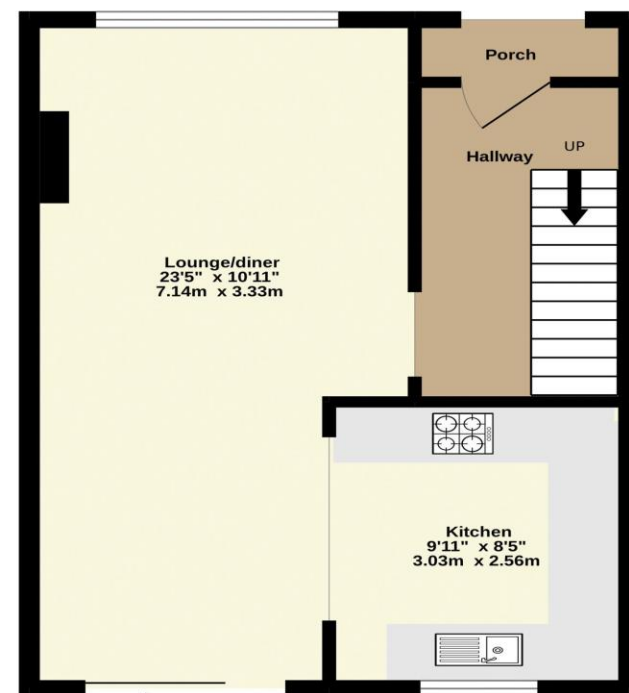




Ground Floor
391 sq.ft. (36.4 sq.m.) approx.



1st Floor
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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