



19 MILL LANE
BITTON
BRISTOL
BS30 6HJ

OFFERS OVER £355,000



GREGORYS
ESTATE AGENTS

POSITIONED IN THE SOUGHT AFTER VILLAGE OF BITTON, THIS RECENTLY CONSTRUCTED THREE BEDROOM HOME SITS IN AN ENVIABLE POSITION ON THE POPULAR 'BITTON MILL' DEVELOPMENT.

Constructed by Messrs Linden Homes in 2018, this property is presented excellently throughout, and has been enhanced over the years by the current owners.

The home welcomes with a bright entrance hall which leads to the kitchen/diner to the front aspect, finished with a contemporary fitted kitchen benefitting from full integrated appliances. To the rear of the ground floor, a full width lounge can be found, with 'French' doors leading to the sun trap garden, whilst a practical cloakroom WC is hidden under the stairs.

Upstairs, the property offers three bedrooms, two of which double in nature, with the primary bedroom benefitting from an En-suite shower room. A three piece family bathroom completes the internal arrangement.

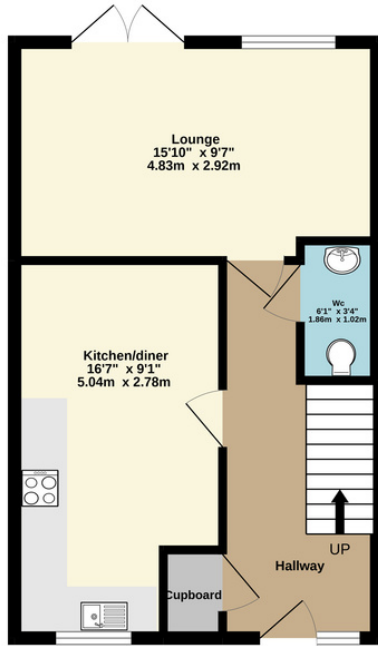
Externally, the property continues to impress, with its spacious rear garden, boasting a westerly aspect, perfect for those summer BBQ's. To the front of the property, an allocated parking space can be found.

Situated on the east bank of the River Boyd, calming countryside living awaits whilst being perfectly positioned for the charming city of Bath, or the bustling Bristol city. An early viewing comes highly recommended.

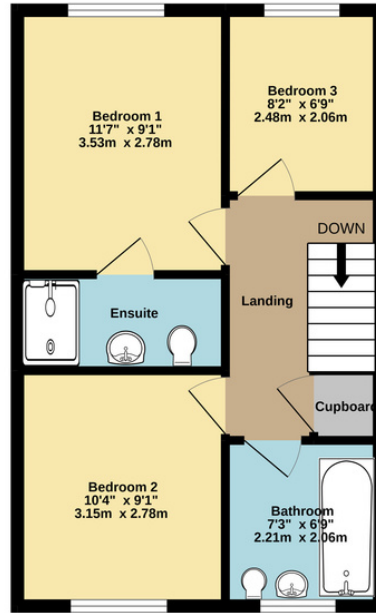




Ground Floor
414 sq.ft. (38.5 sq.m.) approx.



1st Floor
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (77.0 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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Energy performance certificate (EPC)

19, Mill Lane Blitton BRISTOL BS30 6HJ	Energy rating B	Valid until: 10 April 2028
		Certificate number: 0856-3879-7641-9398-6385

Property type: Mid-terrace house
Total floor area: 78 square metres

Rules on letting this property

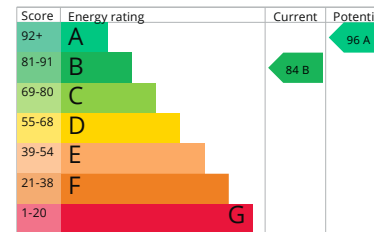
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



0117 986 6644

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