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Siston Common

Bristol, BS30 5LP

£280,000

2 1 2 E

Council Tax: B

22 Siston Common

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£280,000

DESCRIPTION

Nestled in the charming semi-rural setting of Siston Common, this delightful cottage offers the perfect blend of countryside tranquillity and city convenience. Located on the eastern edge of Bristol, the area is well-known for its recreational opportunities and is particularly popular with commuters to both Bristol and Bath. Just a few minutes' walk from the renowned Bristol to Bath cycleway and within close proximity of The Avon Ring Road. The cottage enjoys a superb position for those who love the outdoors, while also benefitting from excellent access to local amenities. Gallagher Retail Park is just a couple of miles down the road..

Offered with no onward chain and bursting with charm and character, this is a rare opportunity to own a unique two-bedroom cottage-style home in the sought-after Siston Common.

Situated in a quiet secluded position this charming property boasts a generous front garden, offering privacy and a pleasant outlook.

Upon entering, you're welcomed into an inner porch that leads through to a spacious lounge and adjoining dining room both featuring cosy wood-burning stoves, perfect for relaxing or entertaining. Continuing on the ground floor, you'll find a fitted kitchen with is split into two sections and a three-piece bathroom suit with over bath shower Upstairs, the property offers two double bedrooms to the first floor.

Externally there is a good size front garden and access to to two small gardens space to rear/side.

ENTRANCE

Via a hardwood stained glass door, door to porch.

PORCH

part tiled and wood floor, electric meter cupboard, two openings leading through to lounge.

LOUNGE

13'8" x 11'1" (4.17m x 3.38m)

Stripped and vanished floorboards, 2 period style dresser units to side alcoves, TV point, open feature fireplace with wood burner inset, 4 wall lights, electric heater, part exposed stone walls, glazed double doors leading through to dining room.

DINING ROOM

13'5" x 10'8" (4.09m x 3.25m)

Stained and varnished floorboards, under stair storage cupboard, electric heater, stripped and varnished floorboards, open feature fireplace housing wood burner, 2 wall lights, stairs rising to first floor, door leading to kitchen.

KITCHEN (SECTION ONE)

7'5" x 6'4" (2.26m x 1.93m)

Window to rear, range of fitted wall and base units, oak effect laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, space and plumbing for washing machine, tiled floor, electric radiator, door to lobby, doorway to the second section of kitchen.

KITCHEN 9SECTION TWO)

11'5" x 5'8" (3.48m x 1.73m)

Two UPVC double glazed windows to side, skylight window, range of fitted wall and base units, oak effect laminate work top, built in electric oven and ceramic hob, stainless steel extractor fan hood, tiled splash backs, tiled floor, space for fridge freezer, UPVC double glazed door leading out to side of property.

LOBBY
Tiled floor, doors leading to bathroom and side porch.

SIDE PORCH
UPVC double glazed windows to rear and side, space for tumble dryer, hardwood opaque glazed door leading out to side garden.

BATHROOM
9'2" x 7'11" (2.79m x 2.41m)
Opaque UPVC double glazed windows to both sides, white suite comprising: shower bath with electric shower over, close coupled W.C, pedestal wash hand basin, part tiled walls, tiled floor, electric heater, airing cupboard housing hot water tank.

FIRST FLOOR ACCOMMODATION:

LANDING
Doors leading to bedrooms.

BEDROOM ONE
13'7" x 11'3" (4.14m x 3.43m)
Two UPVC double glazed windows to front, electric radiator, 2 built in wardrobes, cast iron period style fireplace.

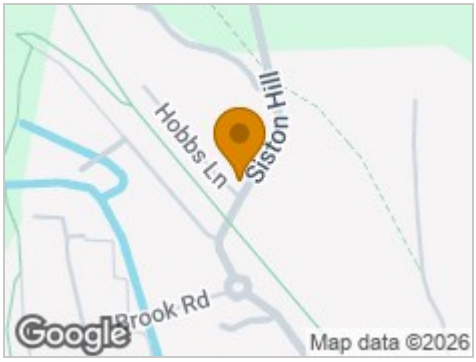
BEDROOM TWO
10'10" x 9'9" (3.30m x 2.97m)
UPVC double glazed window to rear, electric radiator.

OUTSIDE:

SIDE GARDENS
Courtyard gardens laid to stone chippings to both sides, timber framed shed and water tap, gate access to shared foot-path.

FRONT GARDEN
Good size garden laid to patio slabs, enclosed by boundary fencing.

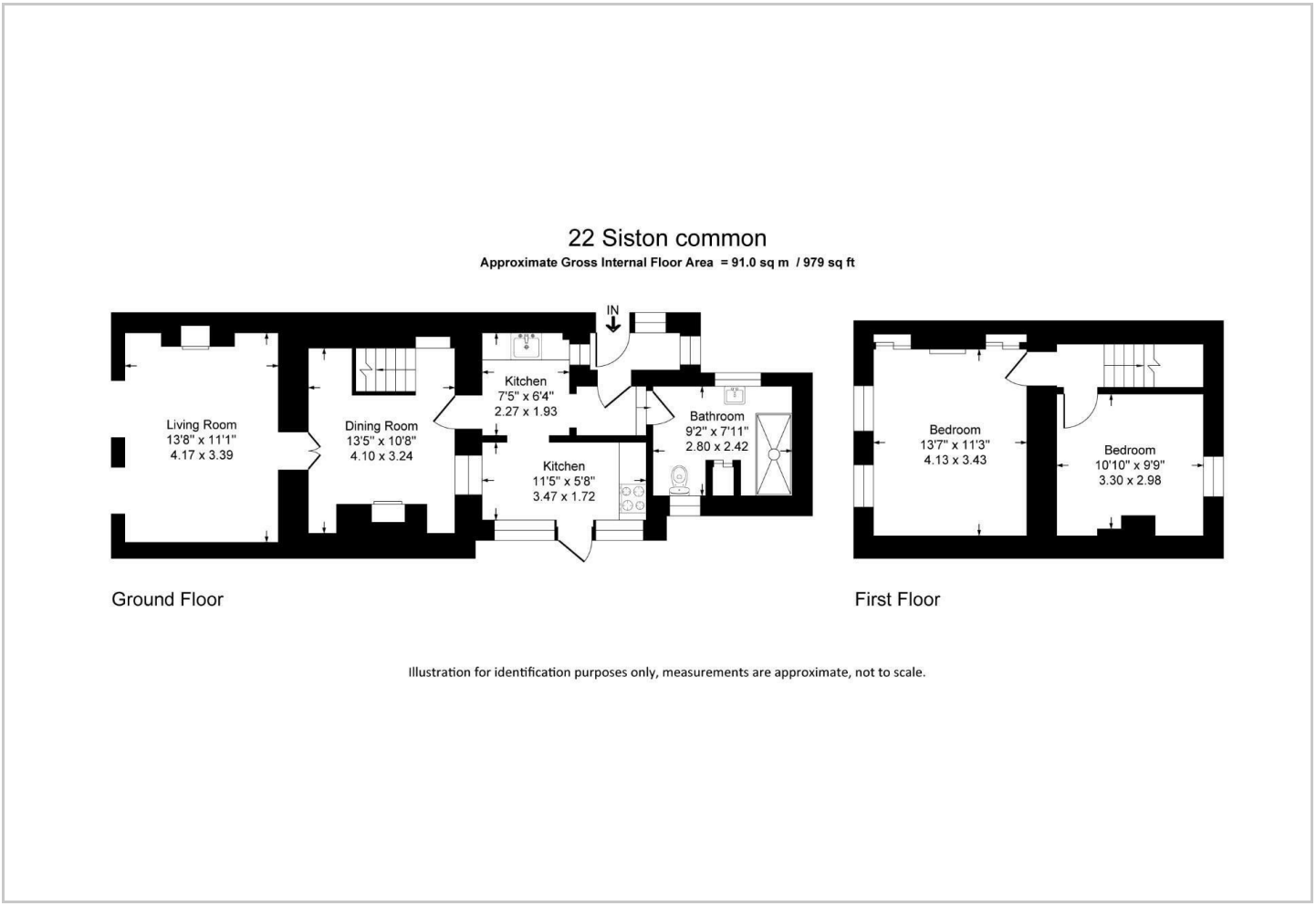
Road Map



Hybrid Map

Terrain Map

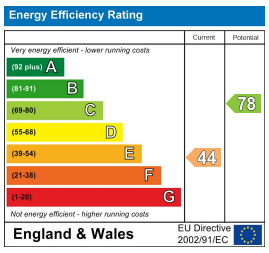
Floor Plan

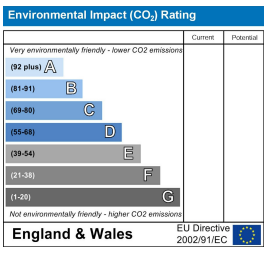


Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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