



36 Morley Close, Little Stoke, Bristol

- Semi Detached House
- 2 Double Bedrooms
- Larger than average Rear Garden
- No Chain
- Lounge/Diner
- Bathroom
- Garage (Currently part converted)
- Kitchen
- Double Glazed, Gas Central Heating
- Parking

£280,000

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HERE TO GET *you* THERE

This delightful semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. Furthermore, there is potential to extend the property subject to planning permission, which could enhance its already impressive appeal. The property boasts a well-thought-out layout that maximises space and comfort. Upon entering, you are welcomed by a porch that leads into a lounge diner, perfect for entertaining guests or enjoying family time. The kitchen is conveniently located on the ground floor, providing easy access to the living areas. Upstairs, you will find two generously sized double bedrooms, ideal for restful nights, along with a bright and airy family bathroom featuring modern white fittings. The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. One of the standout features is the larger than average enclosed rear garden, offering a private outdoor space for relaxation or gardening enthusiasts. Additionally, there is a garage that has been partially converted to include a WC, providing further versatility to the home and additionally two parking spaces.

The property is offered with no upward chain, allowing for a smooth and straightforward purchase process. Furthermore, there is potential to extend the property, subject to planning permission, which could enhance its already impressive appeal.

This semi-detached house in Little Stoke is a wonderful opportunity to create a comfortable home in a friendly community. Don't miss your chance to view this property and envision the possibilities it holds.

Porch

Double glazed door, tiled flooring, multi paned door into

Kitchen

12'2" x 9'7"

Double glazed window to the front, range of wall, drawer and base units with work surface over, electric oven and hob with extractor hood over, 1.5 stainless steel sink unit with mixer tap and part tiled walls, plumbing for washing machine, spaces for fridge/freezer and space for dishwasher, wall mounted radiator, door into

Lounge/Diner

14'10" x 13'3" max

Double glazed window and double glazed door to the rear, radiator, Tv point, stairs to 1st floor.

First Floor Landing

Access to loft space, airing cupboard housing hot water tank and shelving, doors into

Bedroom One

12'4" x 9'1" max

Double glazed window to the rear, radiator.

Bedroom Two

14'4" x 7'5"

Double glazed window to the front, radiator.

Bathroom

Two double glazed windows to the side, white suite comprising, panelled bath with electric shower over, wash hand basin with storage cupboard under and work surface over, WC, heated towel rail, tiled walls.

Outside

The front is laid to lawn with outside tap.

The larger than average rear garden is laid to lawn with patio area, outside tap, garden shed, gated access to the front and courtesy door into the garage.

Garage

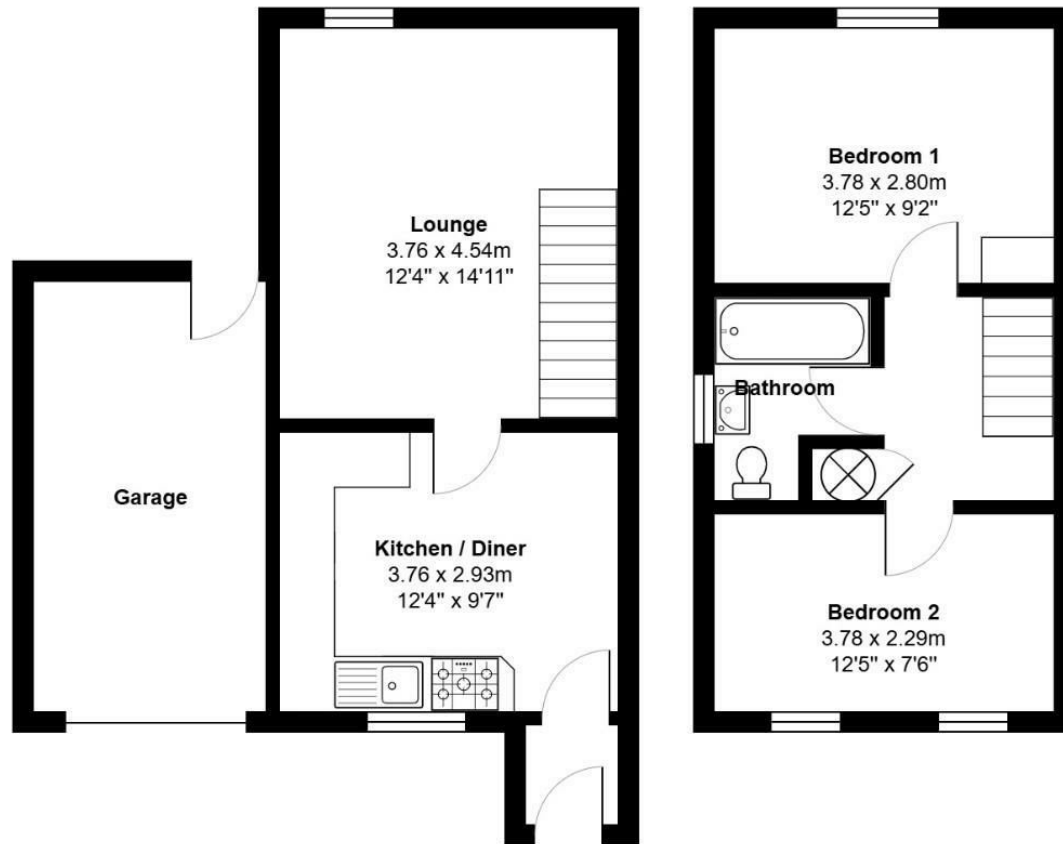
There is an attached single garage (part converted with up and over door currently blocked with storage and further door into office space with light and power, radiator, door into a WC.

There is block paved parking to the front for two vehicles.

Agents Note

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"





ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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