

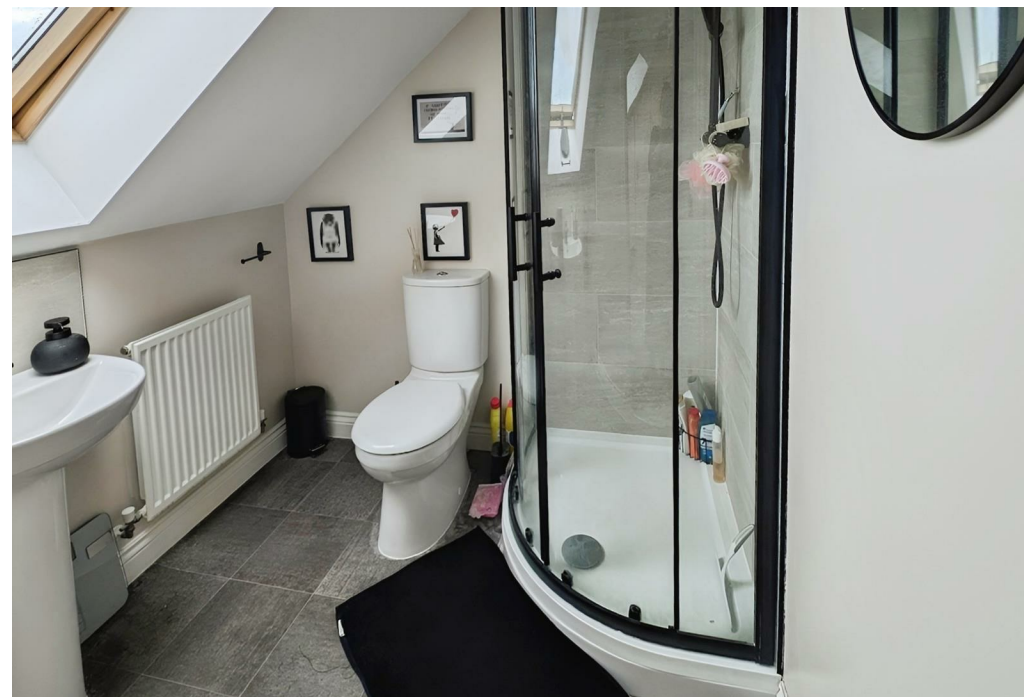


# Syms Avenue, Frampton Cotterell BS36

£340,000



Situated within Frampton Cotterell is this delightful four-bedroom semi-detached townhouse offering a perfect blend of comfort and modern living. Spanning an impressive 1,184 square feet, this property is ideal for families seeking a spacious and inviting home. Upon entering, you are greeted off the entrance hall to a modern kitchen and a well-proportioned lounge/diner that provides ample space for relaxation and entertaining creating a warm atmosphere for family gatherings or quiet evenings in. The property boasts four generously sized bedrooms, including a master suite with an en suite bathroom, ensuring privacy and convenience. With a total of two bathrooms, morning routines will be a breeze for the entire family. The downstairs cloakroom adds an extra layer of practicality. Gas central heating and double glazing throughout the home ensure warmth and energy efficiency, making it a comfortable retreat all year round. Outside, the rear garden features artificial grass, providing a low-maintenance outdoor space perfect for children to play or for hosting summer barbecues. Additionally, the property includes a garage, offering secure storage or parking options. Don't miss the chance to make this lovely property your own.



Entrance Hall  
Composite entrance door, laminate flooring, smoke detector, stairs to first floor, radiator.

Downstairs Cloakroom  
Double glazed window to front, pedestal wash hand basin, W/C, vinyl flooring, extractor fan, radiator.

Lounge 16'6" x 15'0"  
Double glazed window to rear, storage cupboard, two radiators, double glazed French doors to rear garden.

Kitchen 12'10" x 8'0"  
Double glazed window to front, vinyl flooring, range of wall and base units, work surfaces, inset sink and drainer, built in oven and hob, extractor fan, space for three appliances.

First Floor Landing  
Airing cupboard, smoke detector, radiator, stairs to second floor.

Bedroom Two 12'8" to wardrobes x 8'4"  
Double glazed window to front, fitted wardrobes, radiator.

BedroomThree 10'2" to wardrobes x 8'5"  
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Four 8'7" x 6'3"  
Double glazed window to front, radiator.

Family Bathroom  
Double glazed window to rear, vinyl flooring, bath with shower attachment, wall mounted wash hand basin, W/C, radiator.

Second Floor Landing

Master Bedroom 17'10" into bay x 13'1" to wardrobes - 11'5"  
Double glazed window to front, fitted wardrobes, radiator, dressing area, 6'7" to wardrobes x 6'2" velux window, fitted wardrobes, radiator, door into

En Suite  
Velux window, vinyl flooring, shower cubicle with over head shower, wall mounted wash hand basin, W/C, radiator.

Front Garden  
Hardstanding space, patio style path to front door and parking space to the front.

Rear Garden  
Artificial grass, patio, garden gate.

Garage  
Single garage with up and over door in a block of two at the rear of the property.

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”

Tenure: Freehold  
Council Tax Band: D

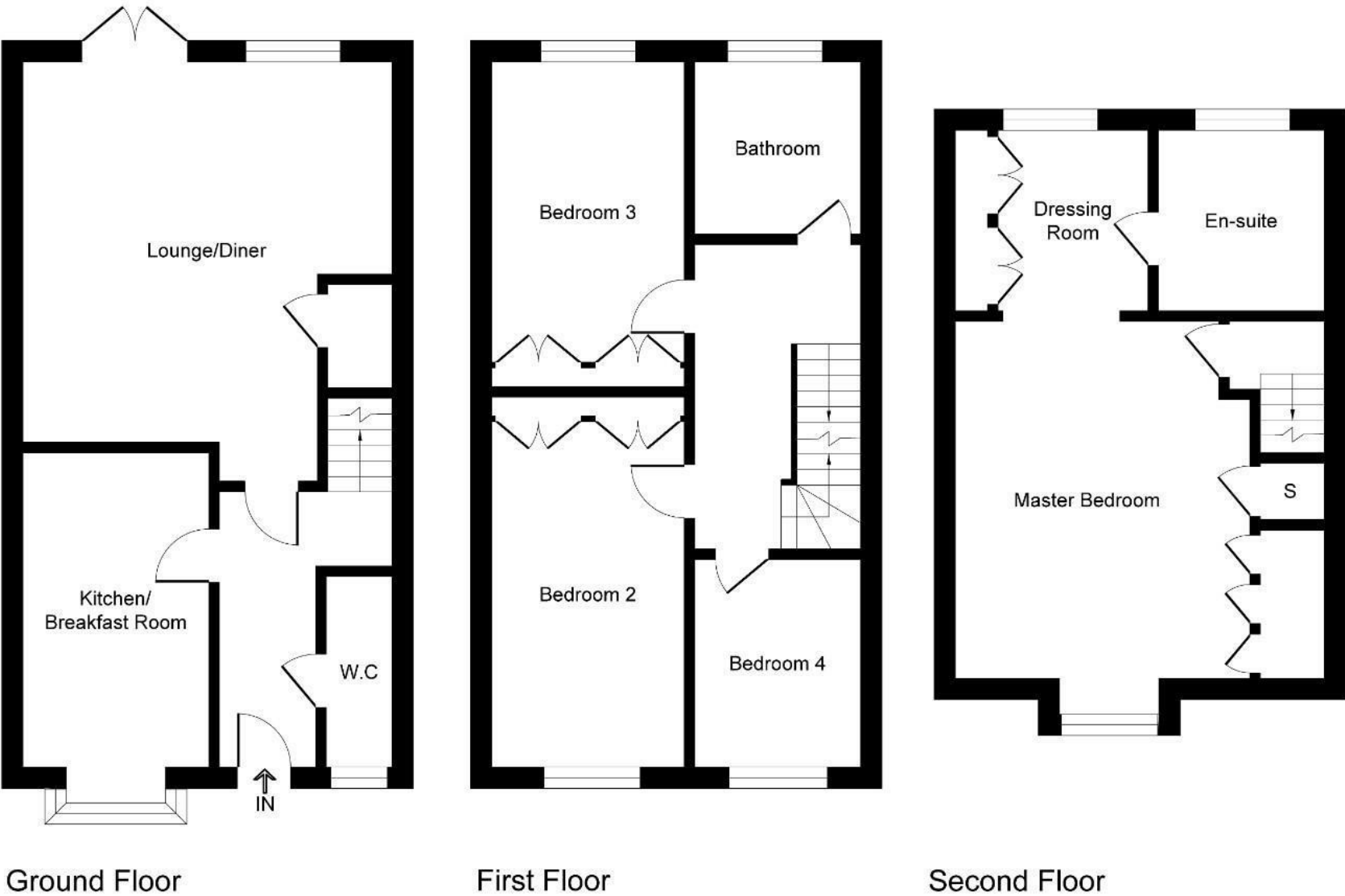


Illustration for identification purposes only, measurements are approximate, not to scale.

- Four Bedroom Semi Detached House
- Downstairs Cloakroom
- Lounge/Diner
- Modern Kitchen and Bathroom
- Gas Central Heating, Double Glazing
- En Suite Master Bedroom
- Garage
- Artificial Grass to Rear Garden
- Hardstanding to the Front

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.