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Birch Drive, Pucklechurch, Bristol | Asking Price £300,000
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Offered for sale with no upward chain and 1st time to market. This three bedroom semi detached chalet style house, located in the sought after village of Pucklechurch. In need of some cosmetic updating, this versatile property briefly comprises, entrance hallway, L- shaped lounge /diner, kitchen, bathroom and bedroom three, lean to outer porch to the ground floor. Upstairs can be found two double bedrooms (ensuite to master). Further benefits include gas central heating, mostly double glazed, gardens to front and rear, garage and parking. Early internal viewing strongly advised.

Entrance Hallway

Double glazed door with matching double side panel, stairs to 1st floor with cupboard under, radiator, doors into

L Shaped Lounge / Diner

18'2" - 8'0" x 10'5" - 16'4"

2 double glazed windows to the front, TV point, 3 radiators. gas fire, dining area.

Kitchen

13'9" x 8'

Glazed door and window opening to outer porch, range of wall, drawer and base units with work surface over, stainless steel 1.5 sink unit, built in double oven with gas hob and extractor fan over, spaces for washing machine and fridge/freezer, breakfast bar with radiator under.

Bedroom Three

9'7" x 7'6"

Double glazed sliding patio door to the rear, radiator.

Bathroom

Double glazed window to the side, walk in bath with electric shower over, pedestal wash hand basin, WC, tiled walls, radiator.

Outer Porch

Double glazed windows, poly carbonate roof, wooden door to the side.

First Floor Landing

Access to part boarded loft space with ladder, cupboard, doors into

Bedroom One

13'8" x 11'

Double glazed window to the rear, built in wardrobes, airing cupboard with gas boiler and shelving, further eaves storage cupboard, radiator, door into

En-suite

White Low level WC, pedestal wash hand basin with part tiled surround.

Bedroom Two

11'7" x 11'1"

Double glazed window to the front, built in wardrobe, eaves storage cupboard, radiator.

Outside

The front is laid to lawn with pathway.

The enclosed rear garden is laid to lawn with patio area, plants and bushes, outside tap. lean to storage shed front to back along side the garage with gated access to the rear.

Garage

There is a single garage with up and over door, light, power and double glazed window to the rear parking to the front.

Agents Note

In accordance with Section 21 of The Estate Agents Act 1979, please note that the vendors of this property are a connected person as defined by this act and is a person associated with Hunters Franchising.



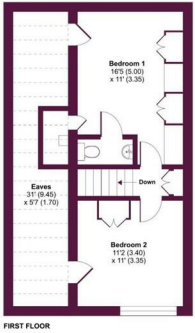
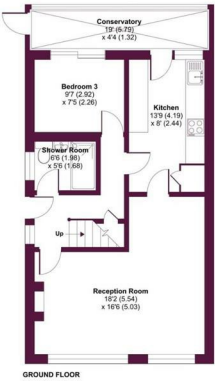
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Denotes restricted head height

Birch Drive, Pucklechurch, Bristol, BS16

Approximate Area = 1009 sq ft / 93.7 sq m
Limited Use Area = 181 sq ft / 16.8 sq m
Garage = 120 sq ft / 11.2 sq m
Total = 1310 sq ft / 121.7 sq m
For identification only - Not to scale



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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