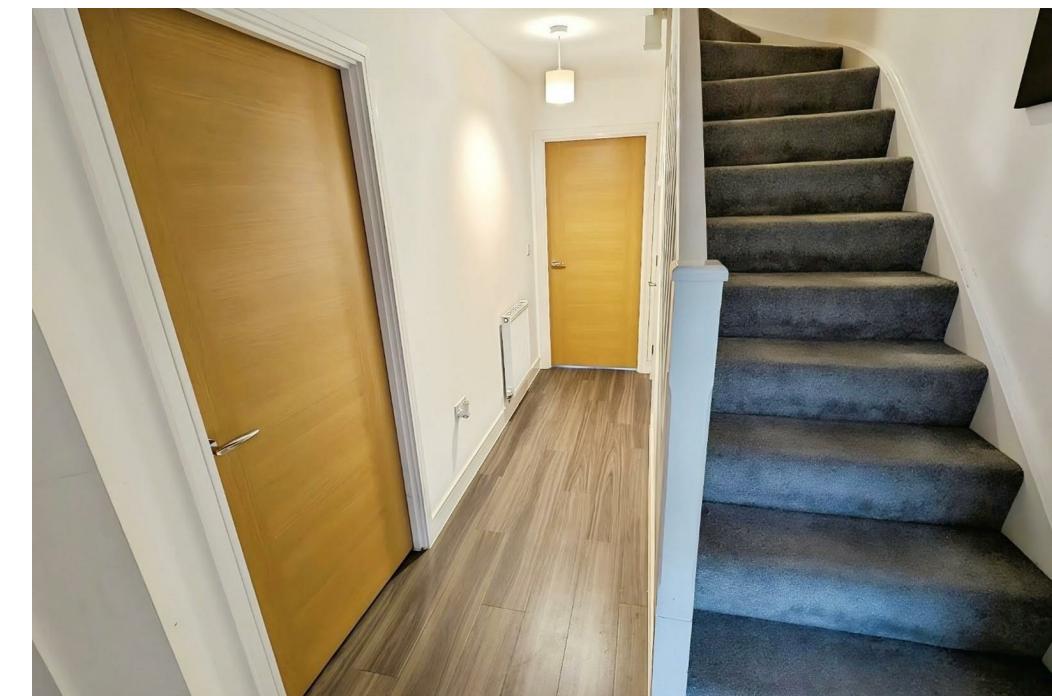
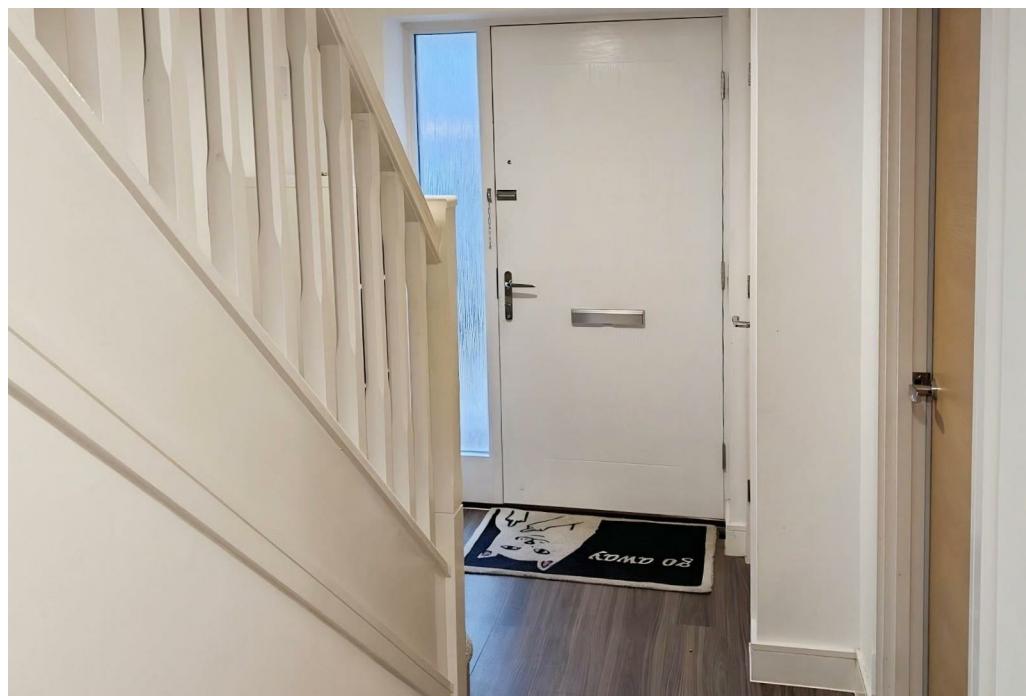




# Sommerville Way, Bitton, Bristol, BS30 6AA £315,000



Welcome to this charming modern terraced house located on Sommerville Way in the picturesque village of Bitton, Bristol. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for individuals or small families. As you enter, you are greeted by a welcoming entrance hall that leads to a well-appointed downstairs cloakroom, providing added practicality. The heart of the home is the stylishly fitted kitchen, which is designed to meet all your culinary needs. The spacious lounge features double glazed French doors that open out to the rear garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living. The property boasts two generously sized double bedrooms, offering ample space for relaxation and rest. The well-designed bathroom is conveniently located to serve both bedrooms, ensuring comfort and privacy. Additional features of this lovely home include gas central heating and double glazing, which enhance energy efficiency and provide a warm atmosphere throughout the year. Outside, the rear garden offers a tranquil space for outdoor enjoyment, whether it be for gardening, entertaining, or simply unwinding after a long day. Furthermore, the property benefits from an allocated parking space, adding to the convenience of modern living. This terraced house on Sommerville Way is not just a property; it is a place where you can create lasting memories. With its excellent location and thoughtful design, it presents a wonderful opportunity for those seeking a comfortable and stylish home in Bitton. Do not miss the chance to make this delightful property your own.



## Entrance Hall

Entrance door to front, laminate flooring, meter/storage cupboard, stairs to first floor, radiator.

## Downstairs Cloakroom

Modern wash hand basin, W/C, laminate flooring, radiator.

Lounge 15'7" - 11'5" x 13'3" max - 6'4"

Double glazed window to rear, laminate flooring, two radiators, double glazed French doors to rear garden.

Kitchen 10'6" x 6'4"

Double glazed window to front, range of modern wall and base units, work surfaces, built in electric oven and gas hob, extractor hood, integral fridge/freezer and slimline dishwasher and washing machine, cupboard housing gas boiler. laminate flooring.

## Landing

Access to loft space, storage cupboard with shelving and hanging space, radiator.

Bedroom One 13'3" x 9'10" max - 6'11"

Double glazed windows to front, radiator.

Bedroom Two 13'3" x 9'2"

Double glazed windows to rear, radiator.

## Bathroom

Modern white suite of bath with shower over, tiled surround, pedestal wash hand basin, W/C, shaver point, radiator.

## Outside

To the front is an allocated parking space and to the rear the garden is mainly laid to lawn with garden gate to the rear.

## Agents Note

There is a 3 monthly payment of £150 re road maintenance.

## 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: B

- Modern Terraced Property
- Entrance Hall
- Downstairs Cloakroom
- Well Fitted Kitchen
- Lounge with double glazed French Doors
- Two Double Bedrooms
- Gas Central Heating, Double Glazing
- Bathroom
- Rear Garden
- Allocated Parking Space

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	96		(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			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.