

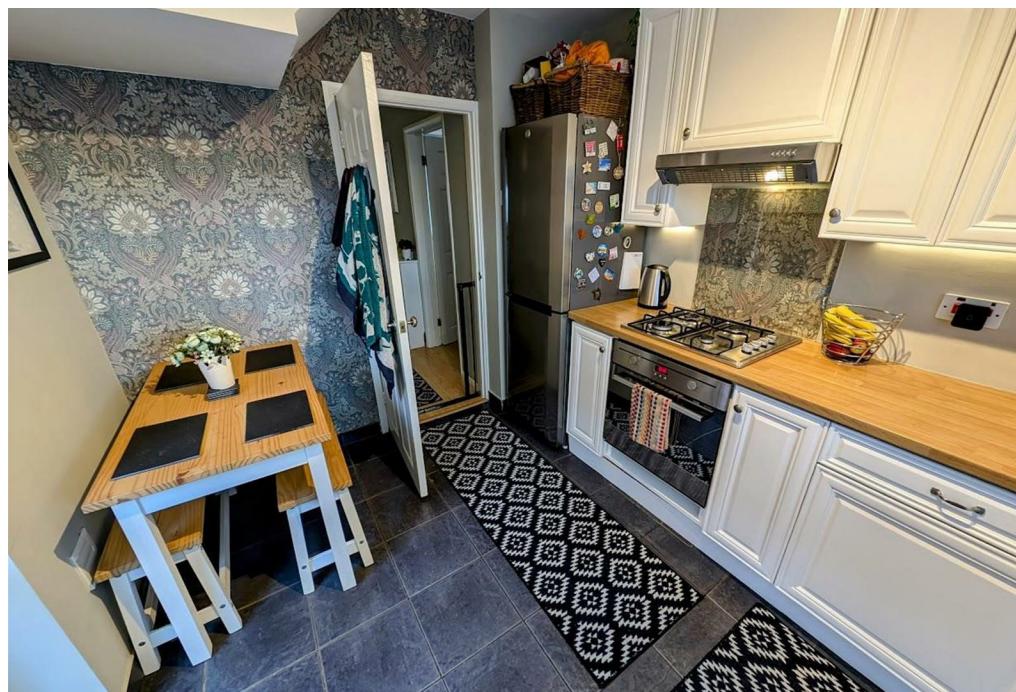


# Merlin Way, Bristol, BS37 6XS

£315,000



This WELL PRESENTED three-bedroom semi-detached house on Merlin Way offers a perfect blend of comfort and practicality. Built in the late 1960s, the property has been well-maintained and presents an inviting atmosphere for families and professionals alike. This fine home has the addition of an entrance porch into an entrance hall leading to two reception rooms. These versatile spaces are ideal for both relaxation and entertaining, allowing you to host gatherings with ease. The kitchen caters to culinary enthusiasts, providing a functional area to prepare meals. The three generously sized bedrooms ensure that everyone has their own personal sanctuary, while the bathroom and an additional cloakroom upstairs enhance the convenience of family living. The property is equipped with gas central heating and double glazing, ensuring a warm and energy-efficient environment throughout the year. Outside, the property enjoys a fine sized garden, perfect for gardening, play, or simply unwinding in the fresh air. The inclusion of a garage and off-road parking for two cars adds to the convenience and security of this lovely home. Situated conveniently to a primary school, and nearby parks, this property is ideally located for families seeking a vibrant community. With the added benefit of owned solar panels, this home not only offers comfort but also promotes energy efficiency. This delightful semi-detached house presents a wonderful opportunity to enjoy a comfortable lifestyle in a popular locality.



## ENTRANCE PORCH

Double glazed door to front, double glazed sealed windows to side, laminate flooring.

## ENTRANCE HALL

Part glazed door, understairs cupboard, stairs to first floor, laminate flooring, box style radiator.

## LOUNGE 12'5" x 10'11" max - 9'8"

Double glazed window to front, feature fire place with electric fire, laminate flooring, radiator.

## DINING ROOM 10'0" x 8'9"

Double glazed sliding door to rear garden, laminate flooring, radiator.

## KITCHEN 10'8" x 8'6"

Double glazed window to rear, range of wall and base units, work surfaces, stainless steel one and a half bowl sink unit, built in electric oven, gas hob and extractor hood, space for fridge freezer, space for washing machine, breakfast area. tiled floor.

## LANDING

Double sealed window to side, access to loft space housing gas boiler.

## UPSTAIRS CLOAKROOM

White vanity wash hand basin, W/C, cupboard over.

## BATHROOM

Double glazed window to rear, suite of bath with shower over pedestal wash hand basin, W/C, heated towel radiator.

## BEDROOM ONE 12'10" x 9'8"

Double glazed window to front, radiator.

## BEDROOM TWO 10'3" x 9'9"

Double glazed window to rear, laminate flooring, radiator.

## BEDROOM THREE 8'9" x 7'9"

Double glazed window to front, built in cupboard, laminate flooring, radiator.

## FRONT GARDEN

Laid to lawn, tree and bushes.

## SIDE GARDEN

Laid to gravel stones, side gate.

## REAR GARDEN

Laid to lawn, gravel stones to rear, garden shed, garden gate.

## GARAGE

Single up and over door, with hardstanding for two cars.

## AGENTS NOTE

The property benefits from owned solar panels.

Tenure: Freehold  
Council Tax Band: B

- Well Presented Three Bedroom Semi Detached Property
- Entrance Porch
- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Bathroom and Separate Cloakroom
- Gardens
- Garage and Two Off Road Parking Spaces

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	87
(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.

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