

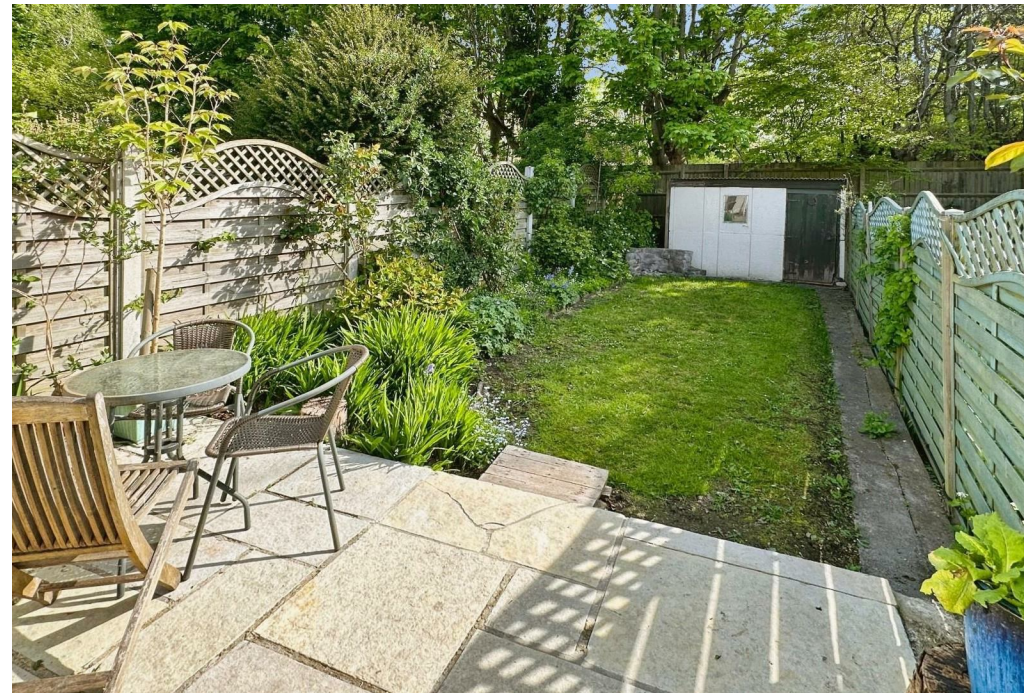


# New Buildings, Bristol, BS16 2BT

£365,000

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A lovely well spaced 2 double bedroom cottage located in a highly popular no through road position just off Thingwall Park with a beautiful rural feel. This delightful property is offered with vacant possession and would make a great first time buyer home. Internally this fabulous cottage offers character with great space and versatile accommodation. To the ground floor there is, an entrance porch, a spacious lounge with wood burner, a separate dining room with arched fireplace, a kitchen extension, and a modern fitted bathroom. To the first floor there are 2 double bedrooms and a contemporary fitted shower room. Further benefits include, off street parking, UPVC dg windows, a front lawned garden, gas central heating via a combi boiler and a fabulous enclosed rear cottage style garden with large patio area. Properties within this area are popular so an early viewing is recommended.



#### Entrance Via

Etched panelled door into...

#### Porch

Tiled floor, UPVC window to side, panelled door into...

#### Lounge 12'8" x 12'0"

UPVC double glazed window to front, radiator, built in understairs storage cupboard, attractive period fireplace with decorative tiled sides with wood mantel surround and fitted wood burner.

#### Dining Room 12'9" x 11'8"

UPVC double glazed French doors to rear opening up onto rear garden with pleasant views, radiator, space and area for table and chairs, arched feature fireplace with polished hearth and wood mantle surround.

#### Kitchen 15'1" x 7'2"

UPVC double glazed windows to side, a good range of base and wall fitted units with tiled splashback and roll top work surfaces incorporating a single bowl sink, fitted gas hob with extractor over, separate oven and grill, plumbing for washing machine and dishwasher, space for low level fridge and separate freezer, breakfast bar with seating under, tiled floor, cupboard housing Vaillant gas combination boiler serving central heating and hot water, further rear section with UPVC double glazed door to side leading to garden, built in larder cupboard.

#### Bathroom

Opaque UPVC double glazed window to rear and side, modern white suite comprising of panelled bath with Victorian style taps and overhead shower off main system, low level WC, pedestal wash hand basin with Victorian style taps and splashback, radiator, tiled floor.

#### First Floor Landing

#### Bedroom 1 12'11" x 11'11"

UPVC double glazed window to front having pleasant outlook and views, radiator, over stairs built in storage cupboard.

#### Bedroom 2 11'10" x 9'4"

UPVC double glazed window to rear having pleasant outlook and views onto rear garden, radiator, built in double wardrobe.

#### En Suite Shower Room

Skylight window, contemporary fitted with built in shower cubicle having overhead electric shower, decorative tiling, pedestal wash hand basin with chrome effect fitted mixer tap, low level WC.

#### Exterior To The Front

Concrete area offering off street parking the remainder is laid to lawn offering attractive planting.

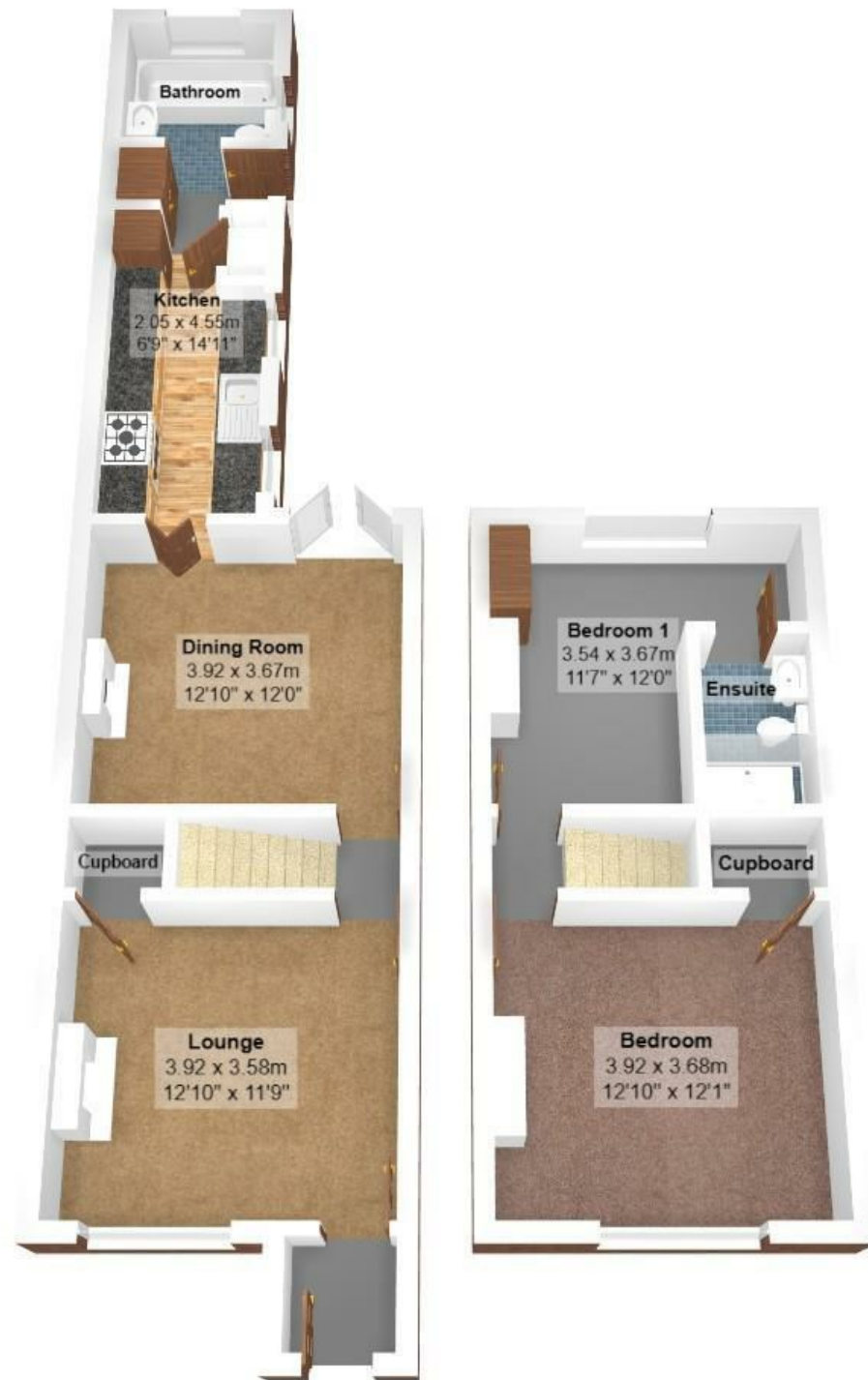
#### Exterior To The Rear

Paved patio adjoining the property leading to section laid to lawn with outhouse storage shed to the rear of the garden (3.55m x 3.29) fitted outside tap, mature and attractive planting.

#### AML (Anti money laundering)

'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''

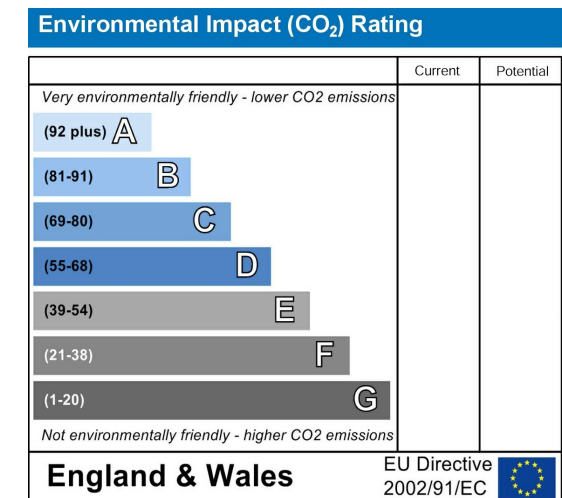
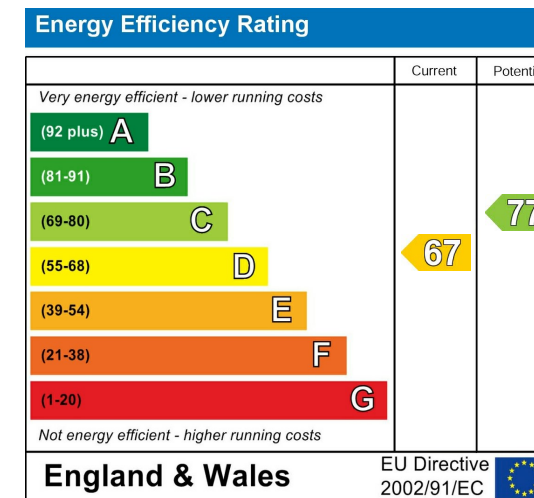
Tenure: Freehold  
Council Tax Band: B



- Beautiful 2 double bedroom cottage
- Boasting plenty of character
- Well spaced internal rooms
- Offered with vacant possession/Thingwall Park locality
- Generous front lounge with wood burner
- Separate dining room with french doors and arched fire place
- Rural type setting/Ideal first time buyer home
- Ground floor bathroom and first floor shower room
- Off street parking
- Lovely enclosed mature rear garden

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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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