

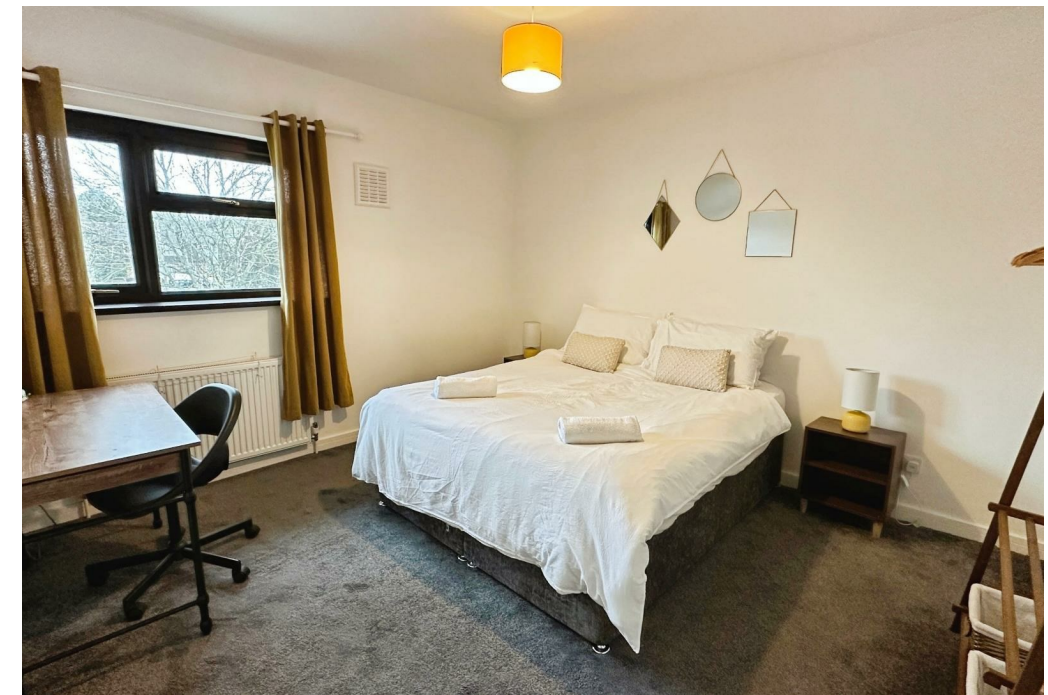


Selbrooke Crescent, Bristol, BS16 2PR

£325,000

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A stunning and highly spacious 3 bedroom mid terrace property located in the desirable Oldbury Court area, within close distance to Vassalls Park offering scenic river walks. This beautifully modernised property would make an ideal first-time buyer home and has the benefit of being offered with no onward chain. Internally to the ground floor you will find a front generous lounge and a superb open plan kitchen/dining room with bespoke fitted units along with a dining area offering pleasant views from French doors onto the rear garden. To the first floor there are 2 double bedrooms and 1 single, modern white bathroom with overhead shower. Further benefits include, gas combination boiler, UPVC dg windows, potential for off street parking to front, side pedestrian shared access lane, and a large enclosed mainly lawned rear garden with outhouse, shed and working WC. There is also a local bus stop within close distance having regular buses taking you into Bristol centre. You are also not far from the vibrant Fishponds high street offering an array of shops. We would highly recommend viewing this superb home.



Entrance

Double glazed panelled door with attractive leaded stained glass feature windows leading to...

Hallway

Stairs to first floor, radiator, wood grain effect laminate flooring, understairs storage area.

Lounge 13'10" x 11'8"

UPVC double glazed windows to front, radiator.

Open Plan Kitchen/Diner 17'10" x 10'10"

UPVC double glazed window to rear and UPVC double glazed French doors to rear opening onto garden having pleasant outlook and views. Lovely modern fitted kitchen with a good range of base and wall units with working surfaces incorporating a one and quarter bowl sink with splash back, plumbing for dishwasher, fitted electric hob with oven below and extractor over, space for fridge freezer, plumbing for washing machine, space and area for dining table and chairs, radiator

First Floor Landing

Access to loft space, radiator.

Bedroom One 13'3" x 11'1"

UPVC double glazed window to front, radiator, built in cupboard.

Bedroom Two 13'5" x 10'3"

UPVC double glazed widow to rear, radiator, built in single cupboard.

Bedroom Three 9'7" x 8'7"

UPVC double glazed window to front, radiator, built in over stairs storage cupboard.

Bathroom

Opaque UPVC double glazed window to rear, modern white suite comprising of panelled bath with overhead shower and mixer taps off main system, low level WC, sink into storage unit with cupboard below, wood grain effect laminate floor, radiator.

Exterior To The Rear

Large enclosed garden mainly laid to lawn with lap wood fence borders along with outhouse storage, shed and separate working WC. There is also shared pedestrian side access leading to the front.

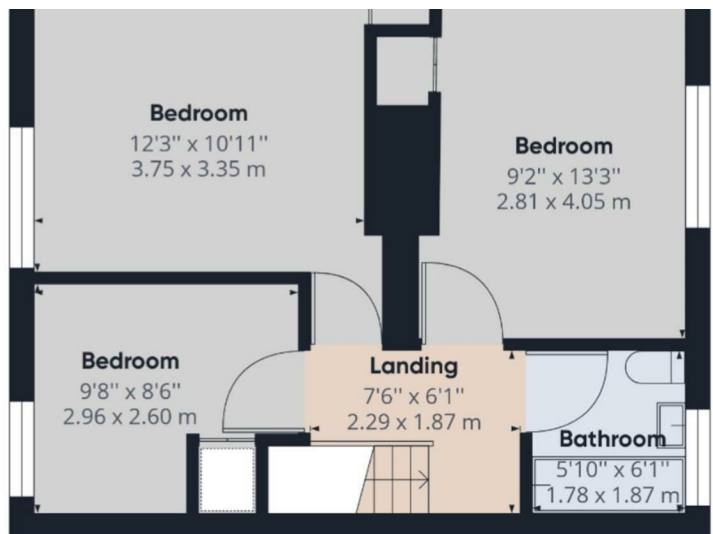
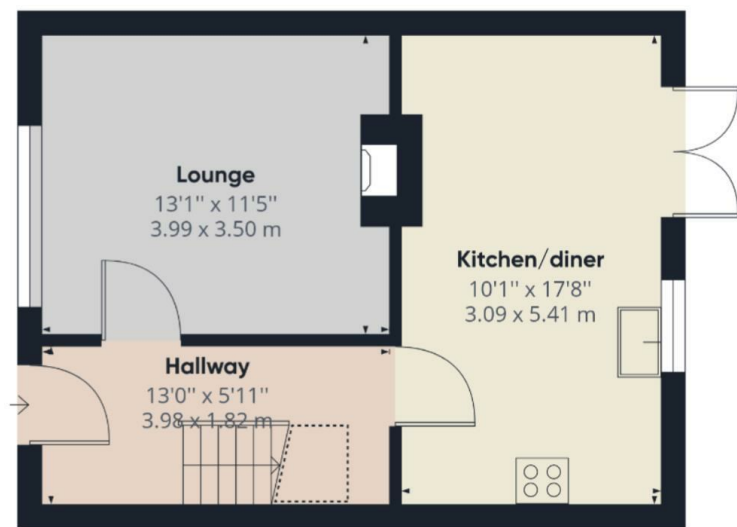
Exterior To The Front

Offers graveled 'eco-drive' ready for potential off street parking and dropped curb, subject to planning with shared side pedestrian access leading to the rear.

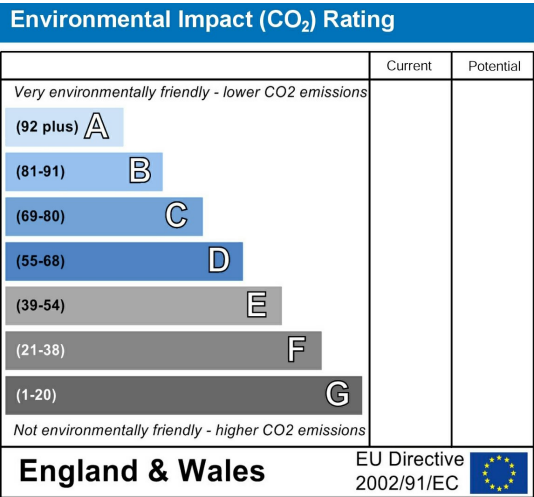
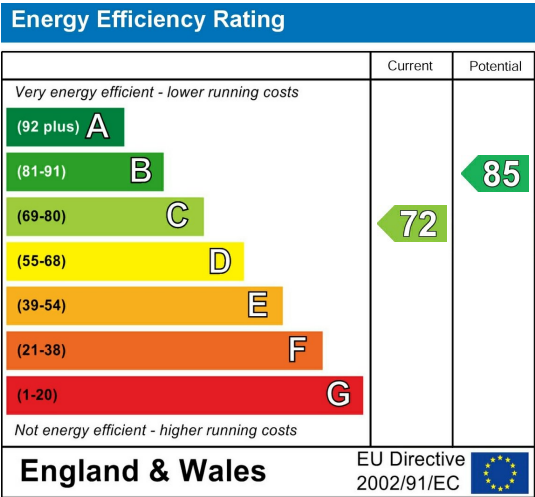
AML (Anti money laundering)

“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



- Beautifully modernised 3 bedroom property
- Lovely well spaced lounge
- Stunning open plan kitchen/dining room
- First floor modern white fitted bathroom
- Offered with no onward chain
- Large rear garden
- Ideal first time buyer home!
- Potential for off street parking
- Viewing highly recommended!
- Close to Vassals park and bus routes to Bristol centre



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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