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Grove View, Bristol, BS16 1DS

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Bristol,
BS16 1DS

£375,000

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Nestled in the picturesque Grove View, Stapleton, Bristol, this rare and exclusive period end terrace cottage offers a unique blend of charm and character. With two spacious bedrooms and a well-appointed bathroom, this delightful home is perfect for those seeking a tranquil retreat in a beautiful setting. The property boasts two generous reception rooms, providing ample space for relaxation and entertaining. Additionally, a versatile lean-to conservatory enhances the living area, allowing for an abundance of natural light and a seamless connection to the outdoors. The cottage is situated in a little-known backwater location, just a short stroll from the serene River Frome, inviting valley walks, and the scenic Snuff Mills. The property includes a detached garage and off-street parking for two vehicles, ensuring convenience for residents and guests alike.

Entrance
Multi paned entrance door into ....

Hall
Staircase to first floor with useful recess beneath, Pergo quality laminate flooring, radiator, cupboard containing electric fuse box, multi paned door into into ...

Kitchen 11'11" x 6'4"
Fitted with a range of wood grain effect wall, floor and drawer storage cupboards to incorporate an electric oven, radiator, fitted breakfast bar, rolled edged working surfaces, single drainer sink unit, splash back tiling, Pergo quality laminate flooring, multi paned door into dining, room, half glazed door into conservatory.

Dining Room 12'1" x 10'1"
Built in double floor storage cupboard, Pergo quality laminate flooring, French doors opening onto the conservatory, wide opening into ...

Lounge 11'0" x 10'10"
Dimension maximum overall into alcoves, period ceiling coving, UPVC double glazed sash style window with pleasant outlook onto a section of green, radiator, Pergo quality laminate flooring.

Lean To Conservatory 13'10" x 6'4"
UPVC double glazed windows and stable door leading onto the rear garden, pleasant outlook onto same, tiled floor, fitted work surface with built in cupboard and washing machine beneath, recess with a fitted upright fridge/freezer. Dimension to exclude recess and w.c., radiator.

Separate w.c.
White low level w.c. with wood effect seat, ,recessed hand basin, electric heater.

First Floor Landing
UPVC double glazed and frosted window to side, access to an insulated roof space via an aluminum pull down ladder, radiator.

Bedroom 1 13'4" x 10'9"
Natural wood floor, UPVC double glazed sash style window to front, useful recess with a UPVC double glazed and multi paned window to front, radiator.

Bedroom 2 12'1" x 9'10"
Natural wood floor, dimension maximum overall to include several ceiling height cupboards and wardrobes, one to contain a hot water cylinder, radiator, UPVC double glazed window to rear with a pleasant open outlook onto the rear garden, fitted book shelves.

Bathroom 8'9" x 6'11"
Attractive white suite of panelled bath, low level w.c. with wood effect seat and pedestal wash basin, radiator, heated towel rail, vinyl floor covering, shower unit over bath, Dimplex electric fan heater, UPVC double glazed and frosted window to rear, splash back tiling. Newly installed Worcester Greenstar 28CDi Compact combination gas fired boiler for central heating and domestic hot water

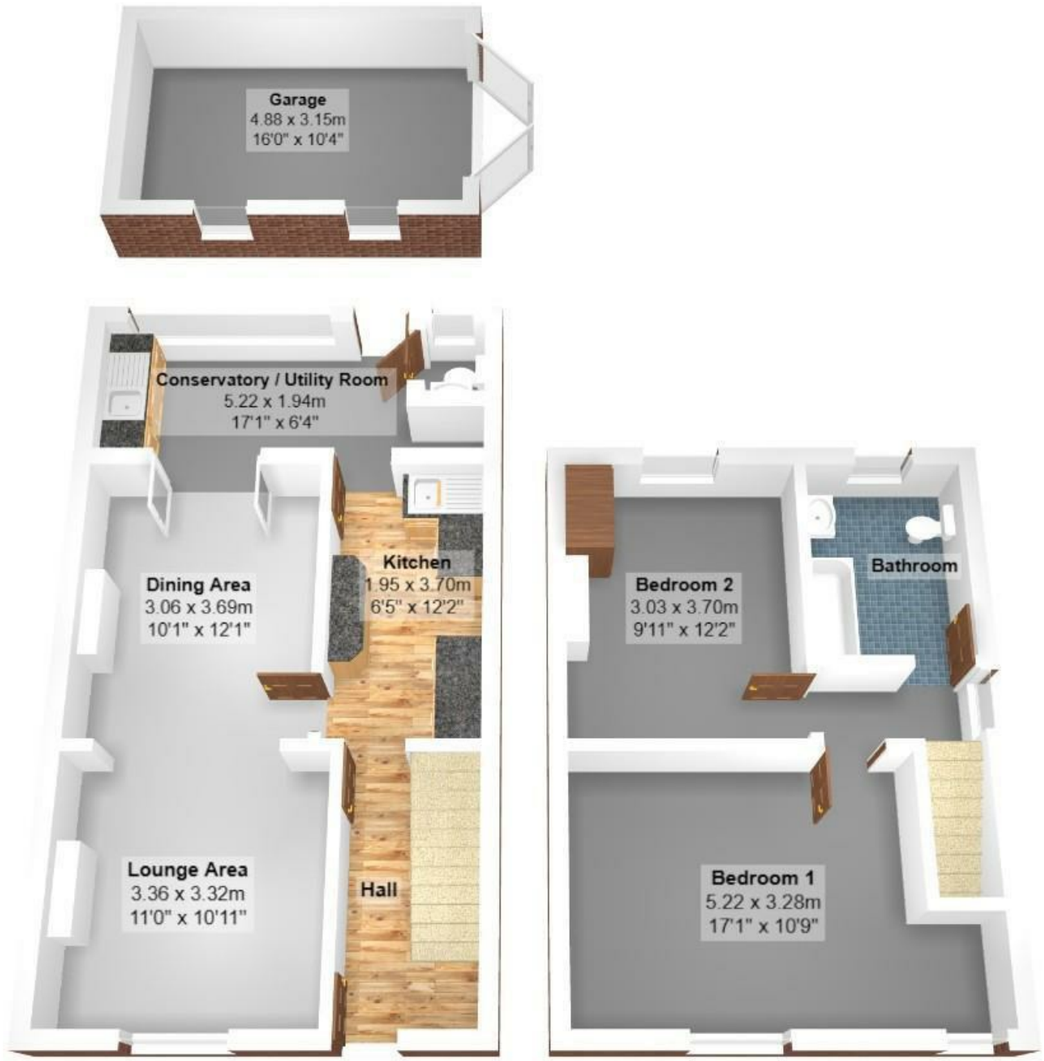
Exterior
The modest front garden stands within a low natural stone boundary wall with decorative wrought iron work. The larger rear garden a particular feature of the property offers vegetable bed, informal lawn along side borders stocked with a variety of flowering plants and numerous fruit bushes, outside tap, water butts to side of lean to conservatory and garage.

Off Street Hardstanding/Parking Space
At the far end of the rear garden is a hardstanding suitable for 1 vehicle behind twin gates opening onto the unmade and unadopted access lane.

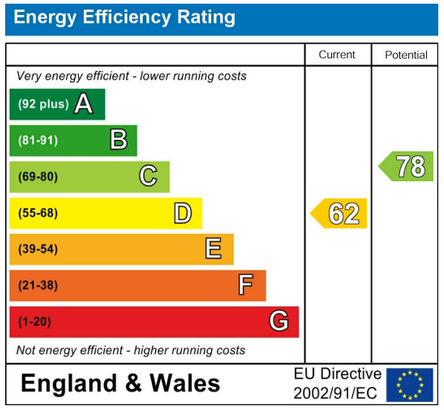
Garage 16'0" x 10'3"
Located directly beyond the off street hardstanding is a detached garage with twin wooden entrance doors, power and light, two windows to the side and entrance doors opening onto an unmade and unadopted lane.

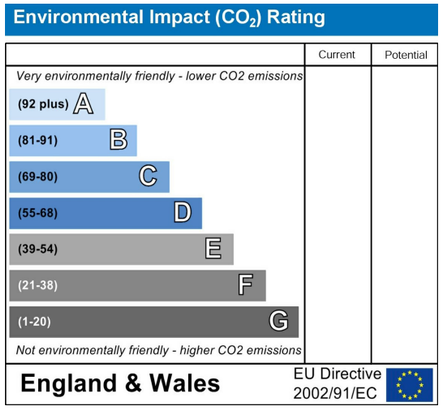
AML (Anti money laundering checks)
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete 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: C



- 2 charming bedrooms and quality white bathroom suite
- Period end terrace stone fronted cottage
- 2 spacious reception rooms
- Versatile conservatory/lean-to with separate WC
- Detached Garage alongside an additional off street parking space/hardstanding
- A rare and distinctive home
- Near River Frome walks, close to Snuff Mills and neighbouring Oldbury Court Estate
- Located within a little known backwater and Conservation area
- Newly installed Gas fired combination boiler
- Hunters Exclusive - highly recommended





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