5 Cossington Road, Bristol, BS4 1DR

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EXCLUSIVE

# 5 Cossington Road, Bristol, BS4 1DR

## £285,000

Situated on Cossington Road in Knowle, Bristol, this charming house presents an excellent opportunity for first-time buyers and families alike. Built in 1935, the property has been recently decorated throughout, offering a fresh and inviting atmosphere for its new occupants.

Spanning an impressive 818 square feet, the home features three well proportioned bedrooms, providing ample space for relaxation. The property itself comprises of an entrance hall, lounge, kitchen and bathroom to the ground floor. Upstairs you will find three good sized bedrooms. Further benefits of the property include, gas central heating, double glazing and a driveway providing off street parking.
Additionally, the property boasts a large rear garden, perfect for children to play or for hosting summer barbecues.

This property is conveniently situated close to local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Whether you are starting your journey as a homeowner or seeking an investment, this house on Cossington Road is a wonderful opportunity not to be missed.

Contact us today to arrange your viewing on 0117 9723948 or knowle.bristol@hunters.com

GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 818sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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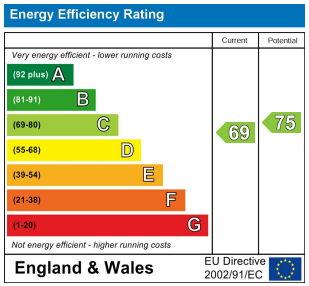
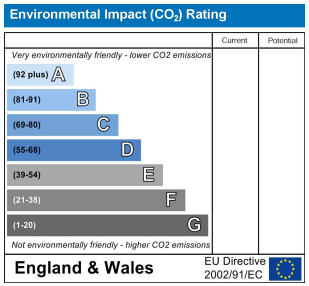


**Driveway**
Situated to the front of the property, providing off street parking.

**Entrance Hall**
Entrance door to front elevation, Double glazed window to side elevation, Stairs to first floor, Door to Reception Room, Carpet.

**Reception Room**
Double glazed window to front elevation, Chimney breast, Feature mantle surround with decorative fire, Door to Kitchen, Radiator, Carpet.

**Kitchen**
Double glazed window to rear elevation, Double glazed door to Garden, Wall and base units with work surfaces above, Integrated oven with gas hob and extractor above, Space for upright fridge freezer, Plumbing for dishwasher, Plumbing for washing machine, Sink drainer, Door to Storage Cupboard, Radiator, Vinyl flooring.

**Under Stairs Storage Cupboard**
Access door through the Kitchen.
Large cupboard with space for storage as well as housing the combi boiler and electrics, Vinyl flooring.

**Bathroom**
Double glazed window to side elevation, Single glazed window to rear elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Vinyl flooring.

**Landing**
Doors to rooms, Carpet.

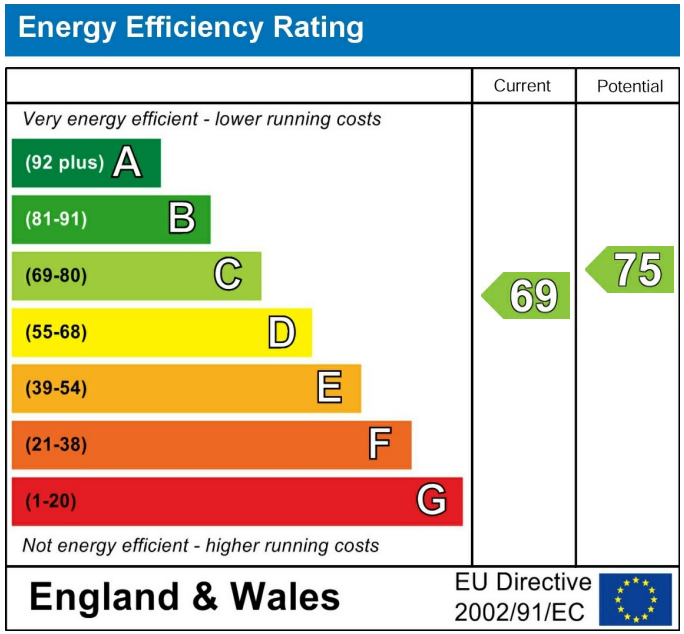
**Bedroom One**
Double glazed window to front elevation, Chimney breast, Over stairs storage cupboard, Radiator, Carpet.

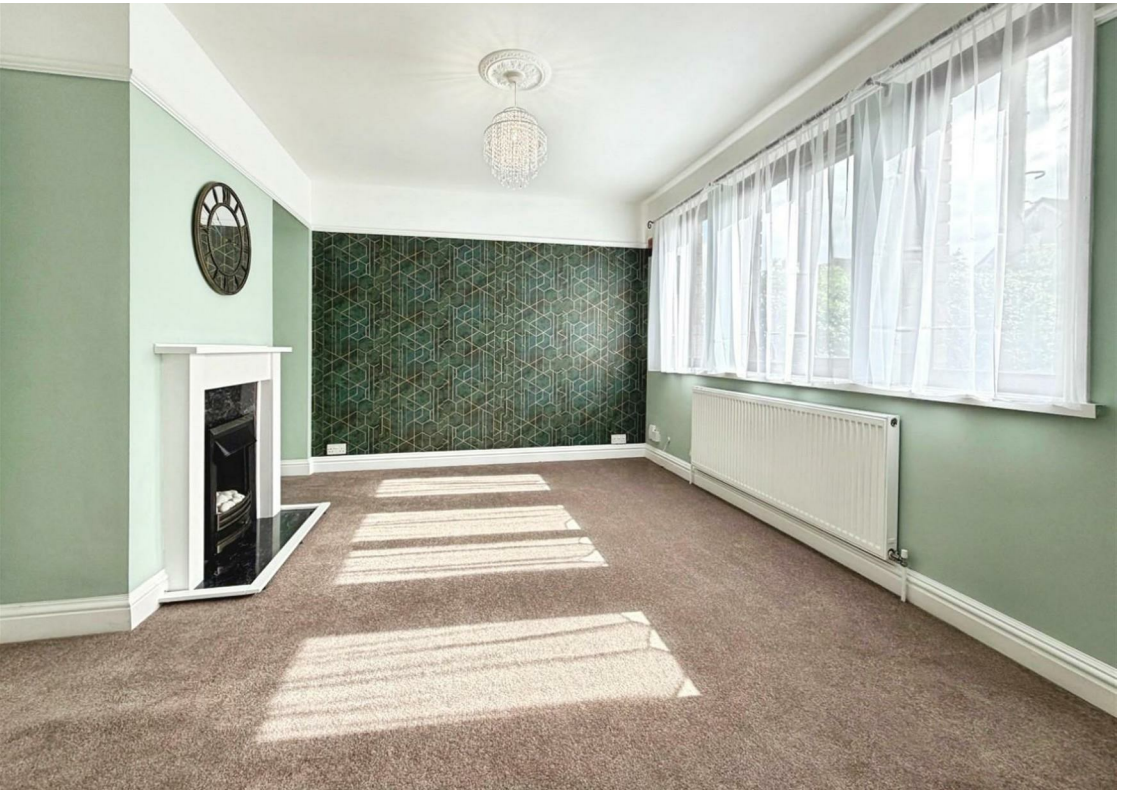
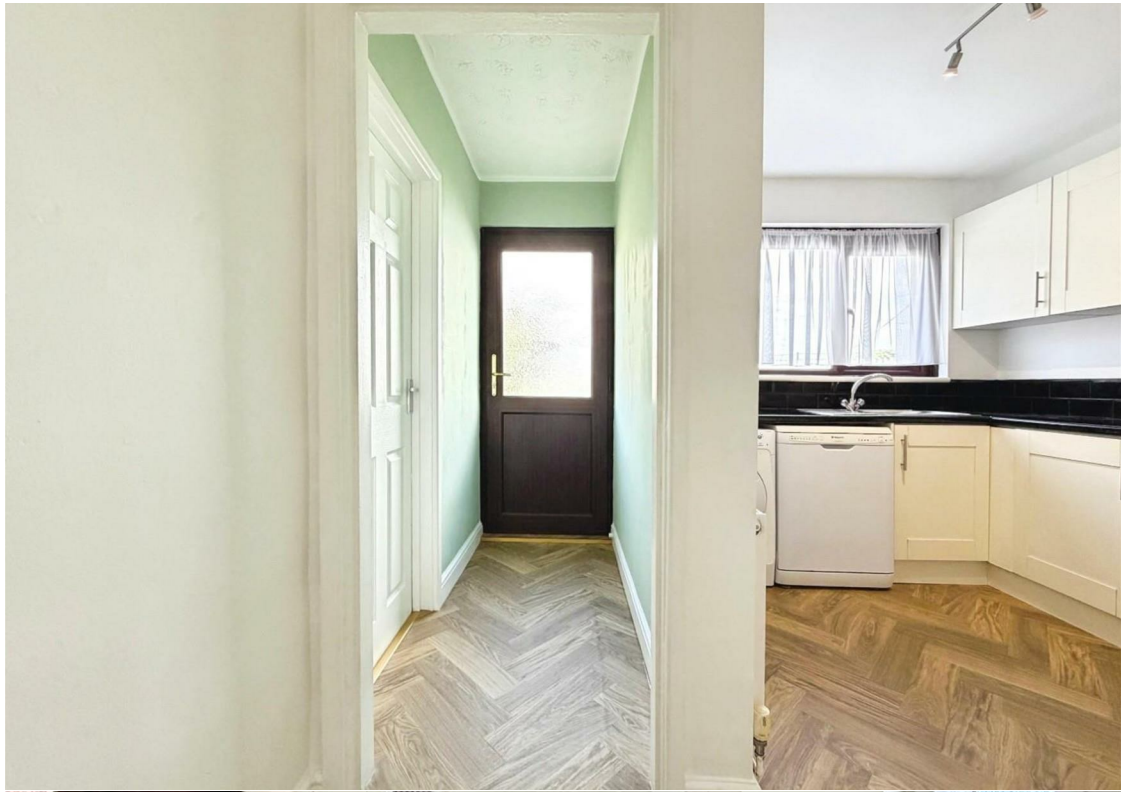
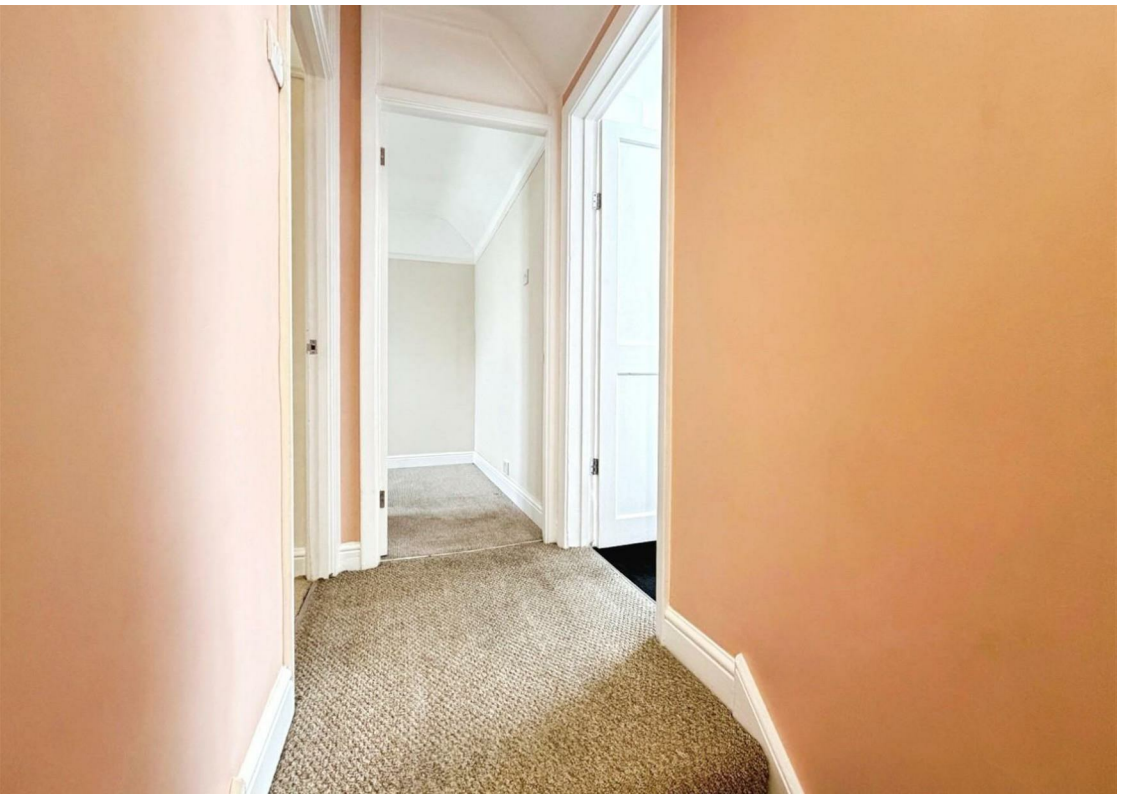
**Bedroom Two**
Double glazed window to rear elevation, Radiator, Carpet.

**Bedroom Three**
Double glazed window to side elevation, Loft access, Radiator, Carpet.

**Rear Garden**
Enclosed via fencing and stone wall, Laid to lawn, Laid to chipping stone area, Gate providing side access, Outdoor tap.

**Front Garden**
Laid to lawn, Pathway leading to front elevation, Hedges and fencing running along side elevation.

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