



**Abbotswood,  
Bristol, BS37 4NG**

**PRICE: £170,000**

## Property Features

- Three Bedroom Maisonette
- Two Reception Rooms
- Porch
- Electric Heating
- Double Glazing
- No Chain



## Full Description

### Description

Located in the convenient area of Abbotswood, Yate, this three-bedroom split maisonette offers two spacious reception rooms and kitchen to the ground floor.

The apartment further comprises three well-proportioned bedrooms and bathroom.

This property benefits from double glazing and electric heating throughout.

Abbotswood is a central location, offering easy access to local amenities, schools, and transport links. This maisonette is an excellent opportunity for first-time buyers, families, or investors.

### Porch

Entrance via UPVC door to entrance porch, UPVC double glazed windows to 3 sides.

### Dining Room

10'5" x 9'10" (3.18 x 3)

UPVC double glazed window to front aspect, Dimplex wall heater, stairs to first floor accommodation, doors to -

### Kitchen

10'5" x 6'11" (3.18 x 2.11)

UPVC double glazed window to front aspect, wall and base units with laminate work surfaces over, electric cooker point, plumbing for washing machine, tiled splash backs, stainless steel sink unit with mixer tap, built in cupboard.



Lounge  
 17'2" x 11'2" (5.23 x 3.4)  
 UPVC double glazed windows to rear and side aspects.  
 Dimplex wall heated.

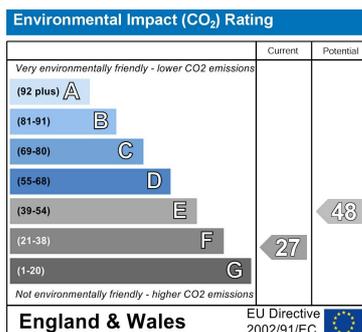
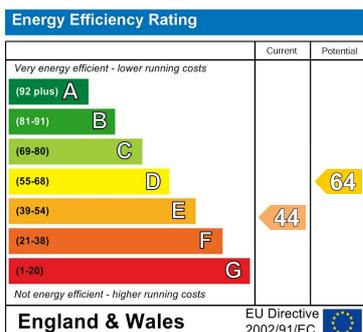
Landing  
 Doors to all first floor accommodation.

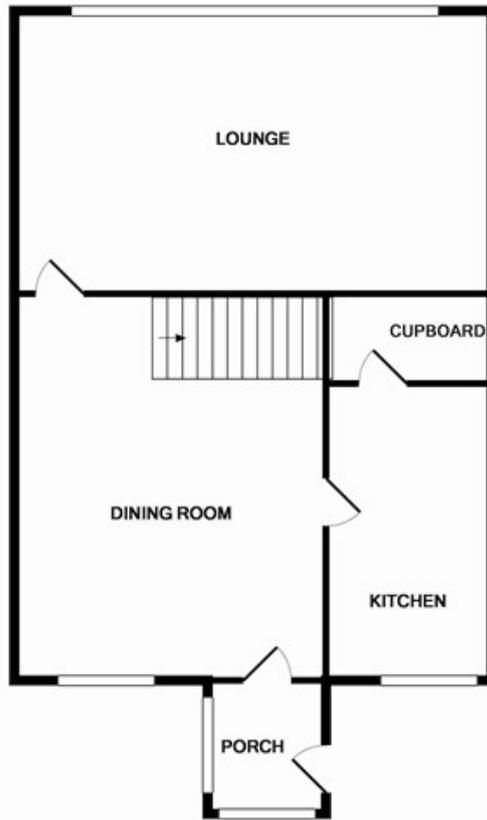
Bedroom 1  
 11'2" x 9'11" (3.4 x 3.02)  
 UPVC double glazed window to rear aspect, built in wardrobe & airing cupboard, Dimplex wall heater.

Bedroom 2  
 10'11" x 10'5" (3.33 x 3.18)  
 UPVC double glazed window to front aspect, Dimplex wall heater, built in wardrobe

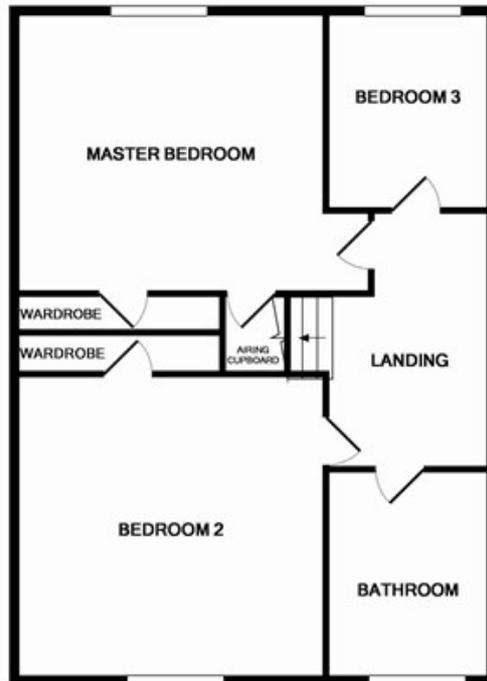
Bedroom 3  
 8'2" x 6'11" (2.49 x 2.11)  
 UPVC double glazed window to rear aspect, Dimplex wall heater.

**BATHROOM**  
 W/C, hand wash basin & panelled bath with shower over.





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements