

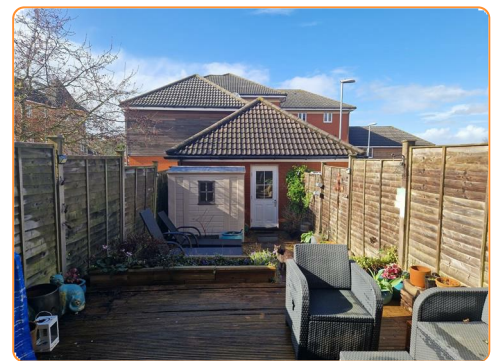
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86 Latimer Close, Bristol, BS4 4FG

£395,000

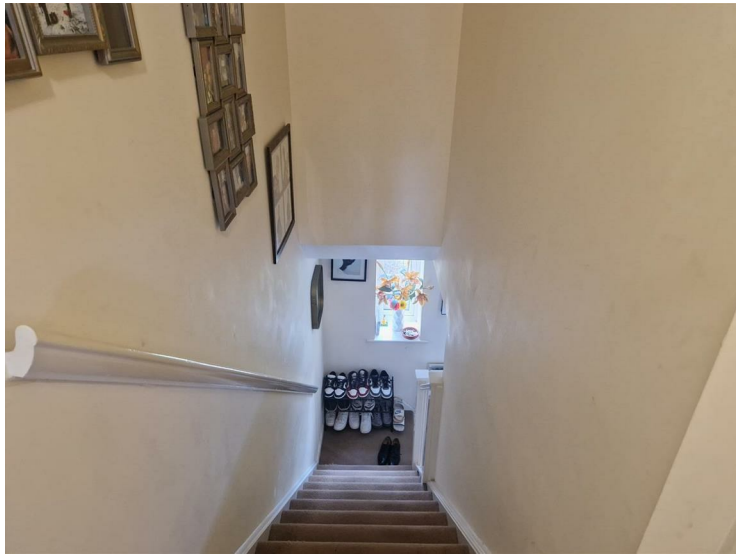
The Portman being the flagship of this Bovis Homes development comes with very adaptable accommodation spread over three floors and comprises entrance hall with a cloakroom a large modern fitted kitchen dining/living room on the ground floor, with the lounge/bedroom 3 and a family bathroom to the first floor. To the second floor are two further double bedrooms, all of which have fitted wardrobes and an en-suite to the master. Whilst outside there is an enclosed rear garden and a garage with parking to its front and a Zappy 10 meter tethered 7k fast charging electric charger point. Further benefits include gas central heating, uPVC double glazing and a professionally boarded loft space. Ideally situated for the many local amenities, schooling and with direct access to the city with the No1 bus. A great family home and well worth a visit, come and take a look.

Accommodation Comprises

Entrance

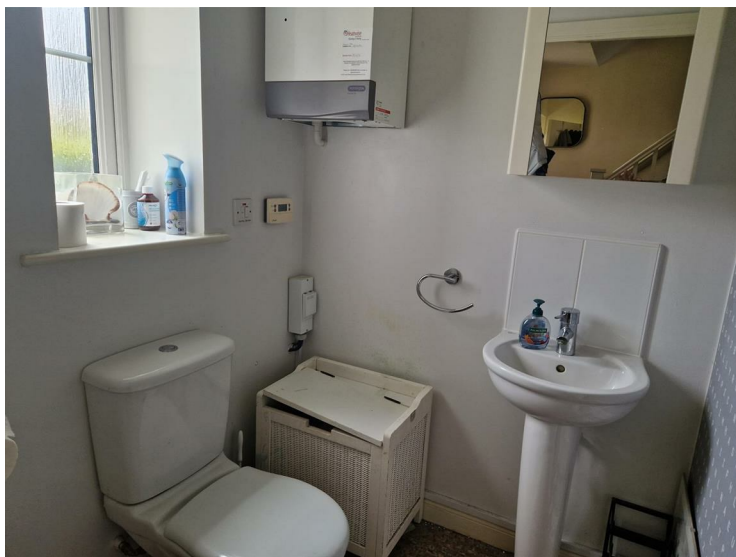
Double glazed entrance door beneath a canopy into:-

Hall



Stairs rising to the first floor, uPVC double glazed window to the front aspect, radiator, doors to:-

Cloakroom



uPVC double glazed window to the front aspect and fitted with a w/c, pedestal wash hand basin, wall mounted boiler, extractor fan, radiator.

Kitchen/Diner 27'2" x 9'2" (8.3m x 2.8m)



Kitchen Area



Being fitted with a modern range of wall, base and drawer units incorporating rolled edge worktops with matching splashbacks, inset one and a half bowl drainer sink unit with mixer tap over, built-in double oven, inset gas hob with gloss splashbacks and an extractor chimney over, integrated fridge/freezer, dishwasher and washer dryer, extractor fan, doors to storage cupboard, tiled flooring, radiator, Sky + Virgin.

Dining Area 13'9" x 12'5" (4.20m x 3.80m)



uPVC double glazed French doors with a side panels opening onto the rear garden, tv and telephone points, sky media, radiator.

First Floor Landing

Stairs rising, doors to:-

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Lounge/Bedroom 12'5" x 13'9" (3.80m x 4.20m)



Two uPVC double glazed windows to the rear aspect, tv and telephone points, two radiators.

2nd Floor Landing



Balustrade landing, access hatch to the loft space being professionally boarded, door to an airing cupboard and doors accessing:-

Bedroom Two 8'6" x 9'2" (2.6m x 2.8m)



uPVC double glazed window to the front aspect, built-in cupboard/wardrobe, radiator.

Maser Bedroom



uPVC double glazed window to the rear aspect, built-in wardrobes to one wall, telephone point, radiator, door to:-

Bathroom



Being part tiled and fitted with a w/c, pedestal wash hand basin and a panelled bath having a mixer shower attachment and shower screen, extractor fan, radiator.

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En-Suite



Being part tiled and fitted with a w/c, pedestal wash hand basin and a corner walk-in shower cubicle having a mains shower and glazed doors, heated towel rail, extractor fan, shaver socket.

Bedroom Three 8'10" x 12'5" (2.7m x 3.8m)



uPVC double glazed window to the front aspect, built-in triple wardrobe, sound proof internal wall, radiator.

Gardens



FRONT:- Enclosed by fencing with shrubs and gated path to the front door.

REAR:- Presented to a low maintenance design and being enclosed by timber fencing, initial deck leading to three areas laid to chippings with a path accessing the garage.

Garage



Situated to the rear of the property and having a parking space to the front, up and over door, storage to eaves, courtesy door to garden and also has a Zappy 10 meter tethered 7k fast charging electric car point.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

