

20 Robertson Drive, St. Annes Park, Bristol, BS4 4JB

Guide Price £320,000

A stylish Barrett built link detached boasting an open outlook, a Westerly aspect rear garden and the all important garage plus off street parking! Situated on this very popular riverside development within easy access of local amenities and cycle path to the city. Briefly comprising entrance hall with a cloakroom, an open plan living room, a fitted kitchen and from the landing are three bedrooms and bathroom. Whilst outside provides front and rear gardens, off street parking and an attached garage. Always popular and one not to be missed!

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Accommodation Comprises

Entrance

Double glazed entrance door into:-

Hall

uPVC double glazed window to the side aspect, radiator, doors accessing:-

Downstairs Cloakroom



uPVC double glazed window to the front aspect, fitted with a w/c and a vanity wash hand basin, radiator.

Lounge 15'5" x 14'4" (4.72m x 4.37m)



uPVC double glazed window to the front aspect, tv and telephone points, spindled staircase rising to the first floor, two radiators, door into:-

Kitchen/Diner 14'4" x 8'5" (4.37m x 2.59m)



uPVC double glazed windows and door to the rear aspect, fitted with a range of wall and base units incorporating laminated roll edge worksurfaces with tiled splashbacks, inset stainless steel single drainer sink unit, built in electric oven and gas hob with an extractor fan over, plumbing for dishwasher, wall mounted combi boiler, storage cupboard, radiator.

Landing

uPVC double glazed window to the rear aspect, access hatch to the loft space, doors accessing:-

Bedroom One 13'3" x 8'2" (4.06m x 2.51m)



uPVC double glazed window to the front aspect, tv and telephone points, radiator.

Bedroom Two 8'2" x 10'7" (2.51m x 3.23m)

uPVC double glazed window to the rear aspect, radiator.

Bedroom Three 7'1" x 5'8" (2.18m x 1.75m)



uPVC double glazed window to front aspect, radiator, built in cupboard.

Bathroom 6'0" x 5'4" (1.85m x 1.65m)

Suite comprising vanity wash hand basin, w/c and a panelled bath with a mains shower unit, radiator.

Garage

Up and over door, power lighting, plumbing for automatic washing machine/tumble dryer, courtesy door to rear.

Rear Garden

Enclosed and benefitting from a westerly aspect. Initial stone patio with a step up to a lawned garden.

View

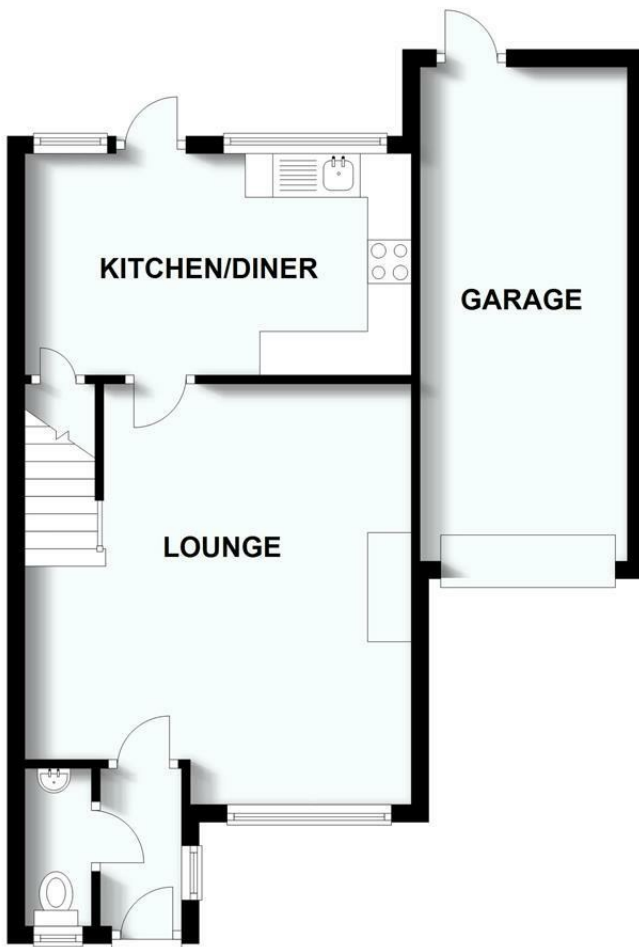
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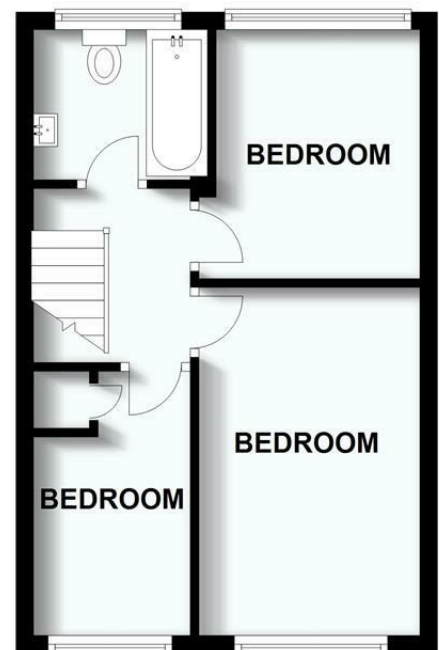
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
England & Wales		
EU Directive 2002/91/EC		

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		
	65	80
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement
Plan produced using PlanUp.