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**65 The Stepping Stones, St. Annes Park, Bristol, BS4 4EY**

**£240,000**

Set within this delightful riverside development with easy access to the city and with Temple Meads being approx. 2 miles away. A home that will appeal to those looking to step out of the city but still be within easy reach. In brief, the property comprises, an entrance hall accessing a modern fitted kitchen, lounge with French doors opening onto the rear garden, and with two bedrooms and a stylish fitted bathroom to the first floor. Whilst to the front provides allocated parking and further visitor spaces. Neutrally decorated throughout and always popular.

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## Accommodation Comprises

### Entrance

uPVC double glazed entrance door set beneath a canopy into:-

### Hall

Stairs rising to the first floor accommodation, wood effect flooring, alarm control panel.

### Kitchen 7'10" x 5'10" (2.4m x 1.8m )



Fitted with a range of high gloss wall and base units incorporating worktops with 'Metro' style splashbacks, inset stainless steel single drainer sink unit, electric cooker with a ceramic hobs and extractor fan, plumbing for automatic washing machine and space for fridge/freezer, uPVC double window to front aspect.

### Lounge 14'9" x 12'1" (4.5m x 3.7m )



uPVC double glazed French doors opening onto the rear garden, and a uPVC double glazed window to side aspect, understairs storage cupboard, electric wall heater, tv and telephone point Virgin and Sky points.

## Landing



Access to all rooms, loft hatch.

### Bedroom One 6'10" x 12'3" (2.1m x 3.75m)



uPVC double glazed window to rear aspect, mirrored wardrobes to one wall, electric heater.

### Bedroom Two 9'3" x 10'2" (2.84m x 3.1m )



uPVC double glazed to the front aspect, electric heater, airing cupboard housing hot water tank.

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## Bathroom



Modern suite comprising, panelled bath with monsoon mains shower, w/c, wash hand basin, chrome heated radiator, tiled walls, extractor fan, uPVC double glazed window to the side aspect.

## Garden



FRONT:- Path to the entrance, small frontage with low hedging and a side access gate.  
 REAR:- Enclosed by timber fencing and laid mainly to lawn and with a patio area. Timber shed.

## Parking

An allocated parking space is situated to the front of the property with further visitor spaces.

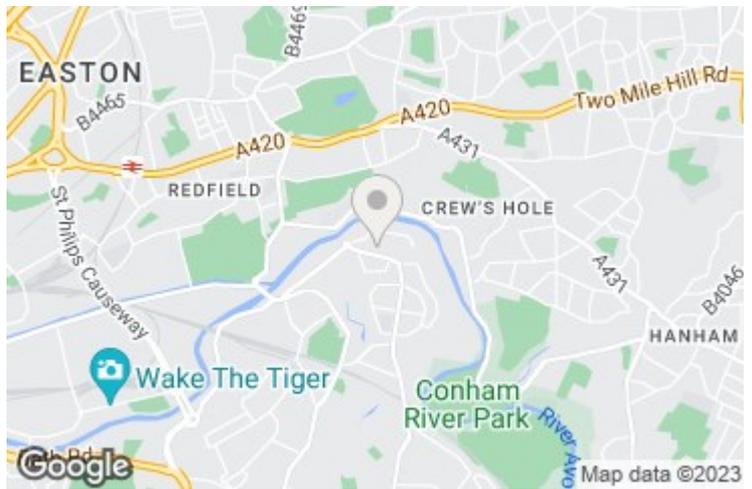
## General

We are informed by the present owners that the property has approximately 96 year left on the lease and has a management service charge of £98.88 per calendar month of which includes buildings insurance, window cleaning and general upkeep of the development.

## Rear Elevation



## View

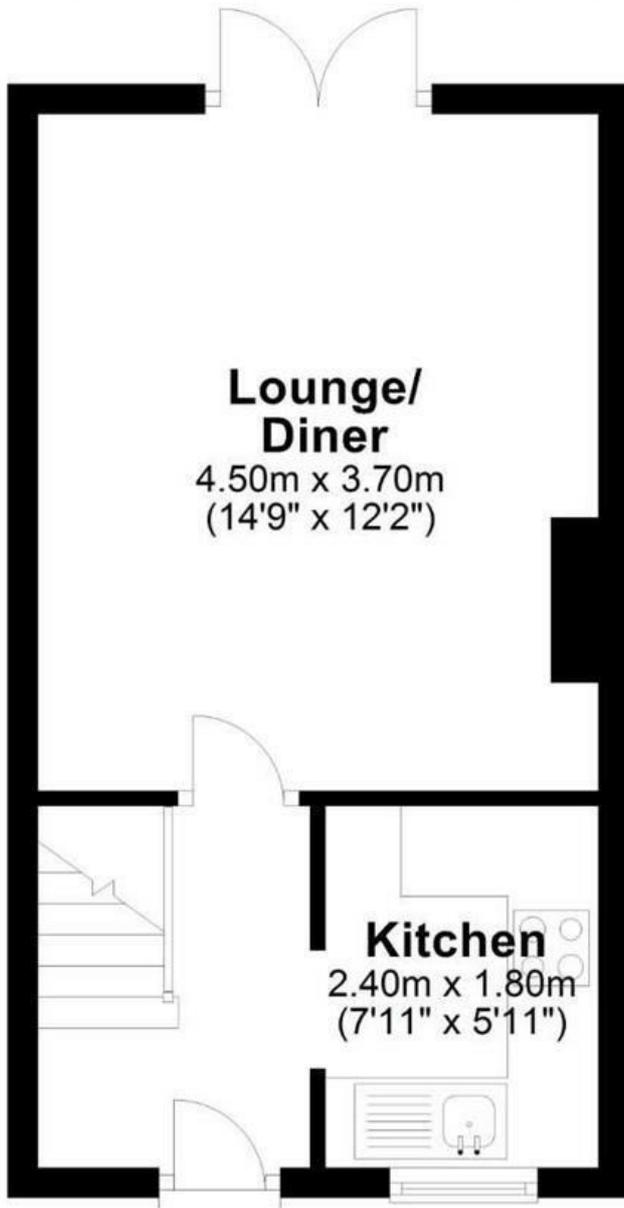


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

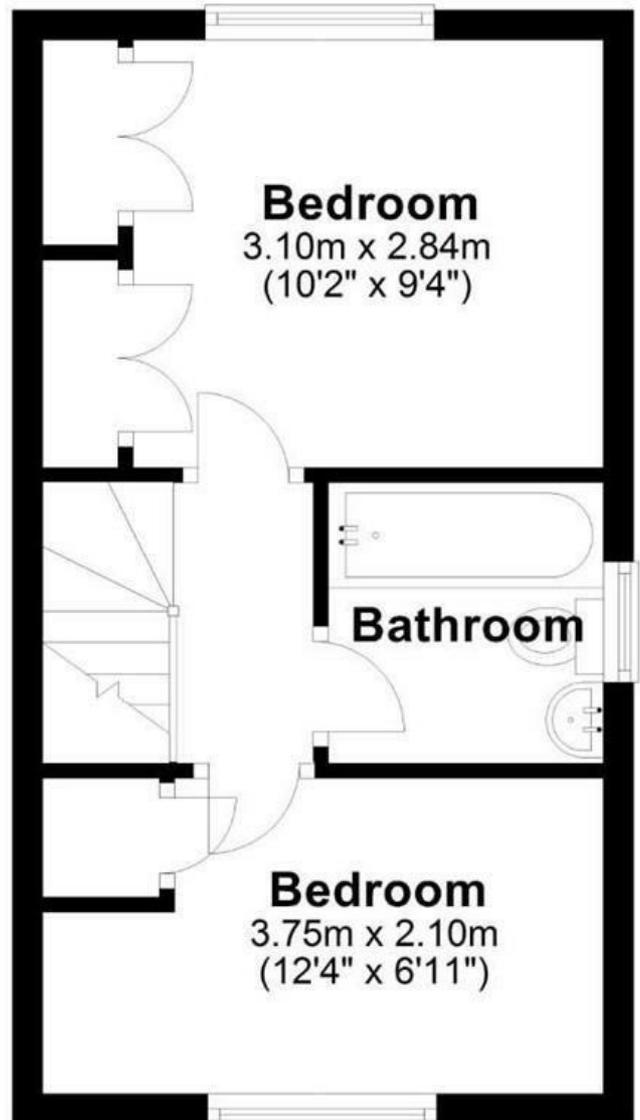
## Ground Floor

Approx. 25.9 sq. metres (278.6 sq. feet)



## First Floor

Approx. 25.9 sq. metres (278.6 sq. feet)



Total area: approx. 51.8 sq. metres (557.2 sq. feet)  
For illustration purposes only - not to scale