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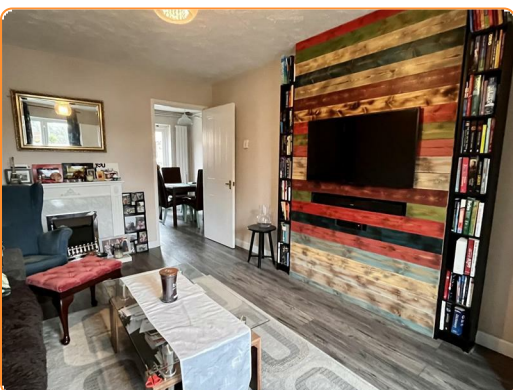
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3 Cousins Mews, St Annes Park, Bristol, BS4 4LH

Guide Price £300,000

A well maintained and tastefully presented property boasting modern fitted kitchen and bathroom. Situated on this popular riverside development with riverside walks and being close to local cafes, shops and within easy access of the City. The accommodation briefly comprises an entrance hall, lounge, modern fitted kitchen/dining room with a cloakroom off and with three bedrooms and a modern fitted bathroom to the first floor. Whilst outside provides an enclosed rear garden and parking to the front. The property is offered with no onward chain and would make a perfect starter home or investment!



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Accommodation Comprises

Entrance

uPVC double glazed entrance door set beneath a tiled canopy.

Hallway

Stairs rising to the first floor, radiator, door into-

Lounge 16'0" x 10'5" (4.88m x 3.18m)

uPVC double glazed windows to the front aspect, feature wall for a home entertainment, fireplace housing electric fire, radiator, tv and telephone point, door to:-

Kitchen/Diner 13'5" x 8'7" (4.09m x 2.64m)

uPVC double glazed door and window to the rear aspect. Fitted with a range of modern wall and base units with rolled edge worktops, stainless steel sink unit with mixer tap over, built-in electric oven with an inset gas hob with an extractor hood over, plumbing for washing machine, space for fridge/freezer, concealed combi boiler, radiator, door to a storage cupboard and cloakroom.

Cloakroom

Fitted with a w/c and a wash hand basin, extractor fan.

Landing

Built-in cupboard, access hatch to the loft space and doors accessing:-

Bedroom One 8'10" x 10'5" (2.7m x 3.18m)

uPVC double glazed window to front aspect, radiator, folding door to built-in wardrobe.

Bedroom Two 10'0" x 5'6" increasing to 7'6" (3.06m x 1.7m increasing to 2.3m)

uPVC double glazed window to rear aspect, radiator.

Bedroom Three 6'10" x 5'8" increasing to 7'6" (2.1m x 1.74m increasing to 2.3m)

uPVC double glazed window to rear aspect.

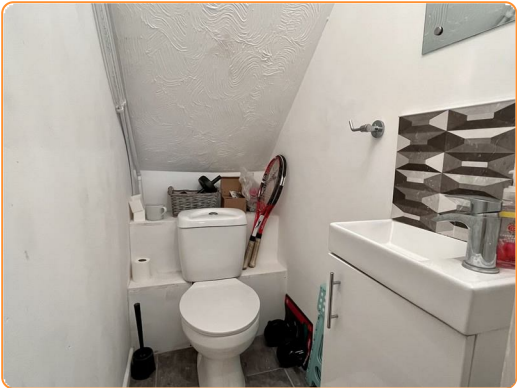
Bathroom

White suite comprising low level w/c, pedestal wash hand basin and a panelled bath with mains shower over, tiled walls, radiator, extractor fan.

Outside

Front:- Parking to the front for two vehicles.

Rear:- Laid to paved patio and lawn, enclosed via lapwood fencing with a gate providing rear access.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
How energy efficient - lower running costs	Current	Potential	How environmentally friendly - lower CO ₂ emissions	Current	Potential
95-100% A			100-100% A		
85-95% B			90-100% B		
75-85% C			80-90% C		
65-75% D			70-80% D		
55-65% E			60-70% E		
45-55% F			50-60% F		
35-45% G			40-50% G		
25-35% H			30-40% H		
15-25% I			20-30% I		
5-15% J			10-20% J		
0-5% K			0-10% K		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	72	86	England & Wales	68	86
EU Directive 2002/91/EC			EU Directive 2002/91/EC		