

71 Cock Road, Bristol, BS15 9SQ

Offers Over £350,000

Nestled on Cock Road in the vibrant city of Bristol, this charming semi-detached house offers a delightful blend of comfort and convenience. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property is in good order throughout, featuring uPVC double glazing that enhances energy efficiency and noise reduction, as well as gas-fired central heating to keep you warm during the cooler months.

The exterior of the home is equally appealing, with off-street parking available, ensuring convenience for you and your guests. A single garage adds further practicality, providing additional storage or a secure space for your vehicle. The good-sized garden at the rear offers a perfect retreat for outdoor activities, gardening, or simply enjoying the fresh air.

Entrance via uPVC double glazed front door into

Hallway

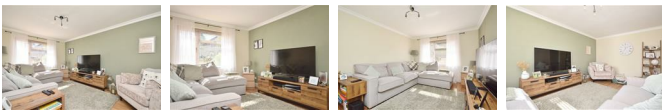
14'4" x 5'6" (4.38 x 1.70)



Stairs rising to first floor landing, obscured uPVC double glazed side panel to front access, part lower panelled walls, single radiator, wood effect flooring, under stairs storage cupboards, door to

Sitting Room

16'0" x 10'4" (4.88 x 3.15)



uPVC double glazed window to front aspect, coving, large single radiator, wood effect flooring.

Kitchen/Dining Room

8'11" x 16'7" (2.74 x 5.07)



uPVC double glazed windows to rear aspect, uPVC double glazed pedestrian door to rear garden, wall mounted Vaillant gas boiler, tiled flooring, a range of wall and floor units with roll edge worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps over, tiled splash backs, space for freestanding electric cooker with extractor hood with light over, space and plumbing for automatic washing machine and tumble drier, space for freestanding fridge freezer, single radiator.

First Floor Landing

9'10" x 6'8" (3.02 x 2.05)



Access to loft space, part lower panelled walls, uPVC double glazed window to side aspect, doors to

Family Bathroom

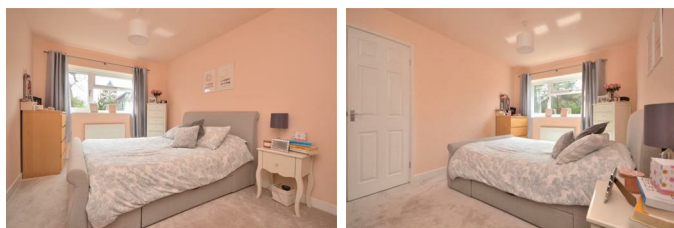
5'4" x 6'7" (1.63 x 2.02)



Obscured uPVC double glazed window to rear aspect, tiled flooring, suite comprising low level w/c, pedestal wash hand basin with chrome mixer taps over, panelled bath with hinged glazed shower screen and shower attachment over, mainly tiled walls, small single radiator, light and extractor.

Master Bedroom

16'0" x 9'6" (4.88 x 2.92)



uPVC double glazed window to front aspect, single radiator.

Bedroom Two

8'10" x 9'6" (2.71 x 2.91)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three

9'4" x 6'8" (2.86 x 2.05)



uPVC double glazed window to front aspect, single radiator, wood effect flooring, over stairs storage cupboard.

Outside



The front of the property is accessed via a small wrought iron gate, a slabbed pathway leads to the front door. The remainder is laid mainly to lawn with flower borders. The front is enclosed mainly by an evergreen Laurel hedge and brick wall with coping stone. The rear garden is of a good size with a patio area immediately adjacent to the property ideal for garden furniture, steps lead down to a decking area at the bottom of the garden with a level lawn area, there is access to the single garage. There is off street parking to the front of the garage. The rear garden is enclosed mainly by wood panel fencing and featheredge fencing.

Single Garage

8'2" x 17'8" (2.49 x 5.41)

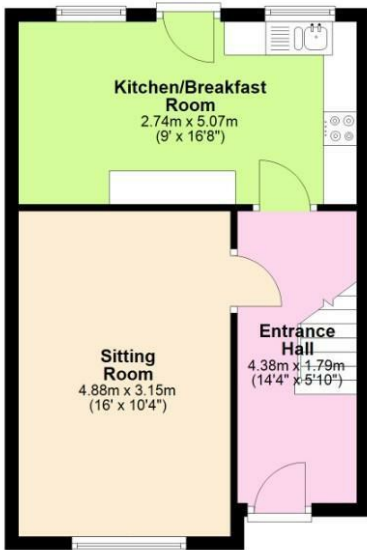


Directions

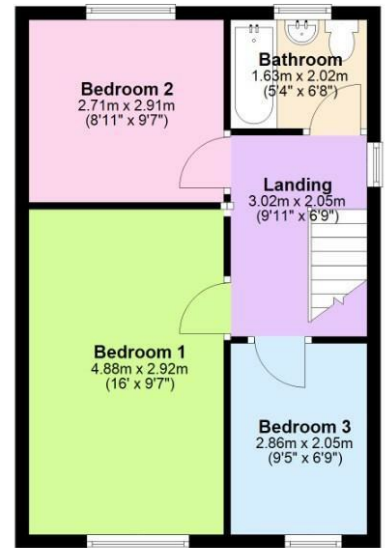
Sat Nav BS15 9SQ

Floor Plan

Ground Floor
Approx. 51.5 sq. metres (554.6 sq. feet)

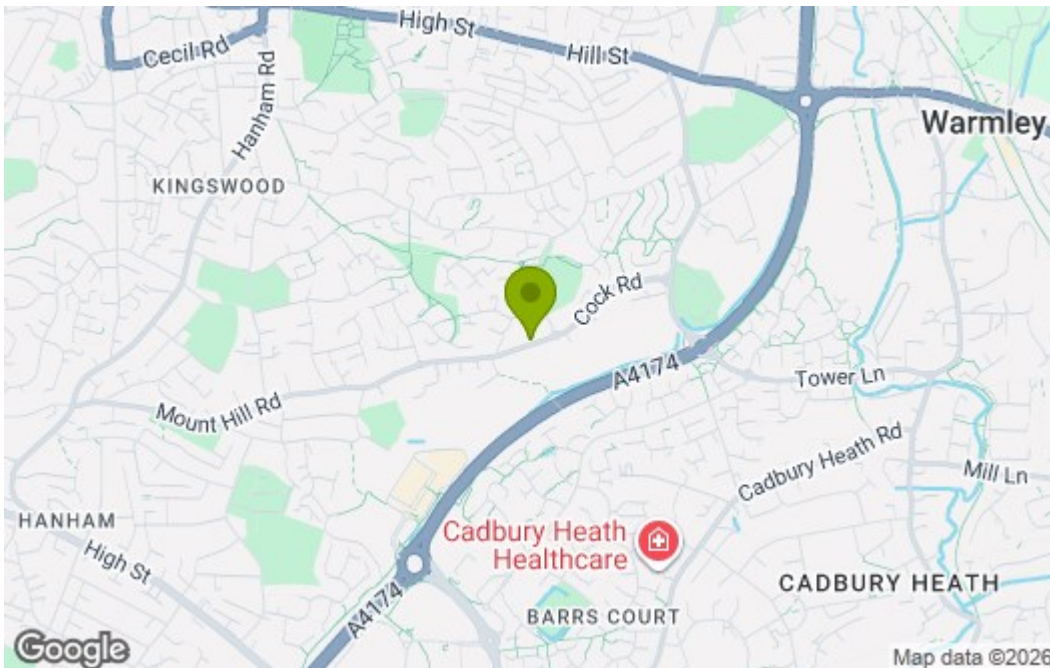


First Floor
Approx. 39.0 sq. metres (419.3 sq. feet)



Total area: approx. 90.5 sq. metres (973.8 sq. feet)
71 Cock Road, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	
(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	

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