

## 2 Farrier Way, Bristol, BS14 0FS

**£330,000**

We are delighted to present this immaculate end of terrace house for sale. This property offers a range of impressive features including two generous double bedrooms, a ground floor WC, a low maintenance south-facing garden with gated side access, and parking facilities, including a double driveway for two vehicles.

Inside, the house boasts a bright and airy reception room, featuring large windows that flood the space with natural light. The kitchen is a real highlight, offering ample dining space and brimming with natural light, making it a perfect hub for family gatherings or entertaining guests.

The property includes two bedrooms, both are considerable doubles featuring built-in wardrobes, providing ample storage space. The bathroom features a convenient shower over the bath, ensuring all your needs are met.

### Entrance Hall



### Downstairs WC

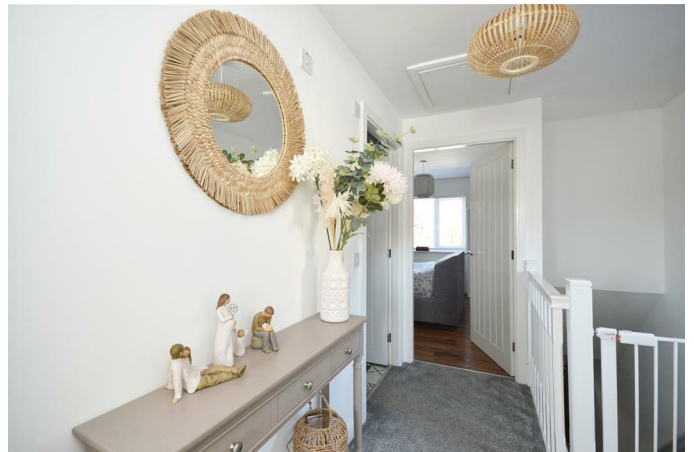


### Sitting Room

16'9" x 10'0" (5.11 x 3.05)



### First Floor Landing



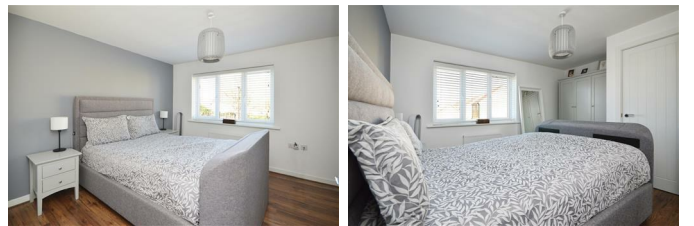
### Kitchen / Diner

13'3" x 9'8" (4.04 x 2.97)



### Bedroom One

13'5" x 11'1" (4.11 x 3.38)



### Rear Lobby



### Bedroom Two

13'5" x 12'3" max (4.11 x 3.74 max)



## Bathroom

6'5" x 6'4" (1.97 x 1.95)



## Outside



## Agent Note

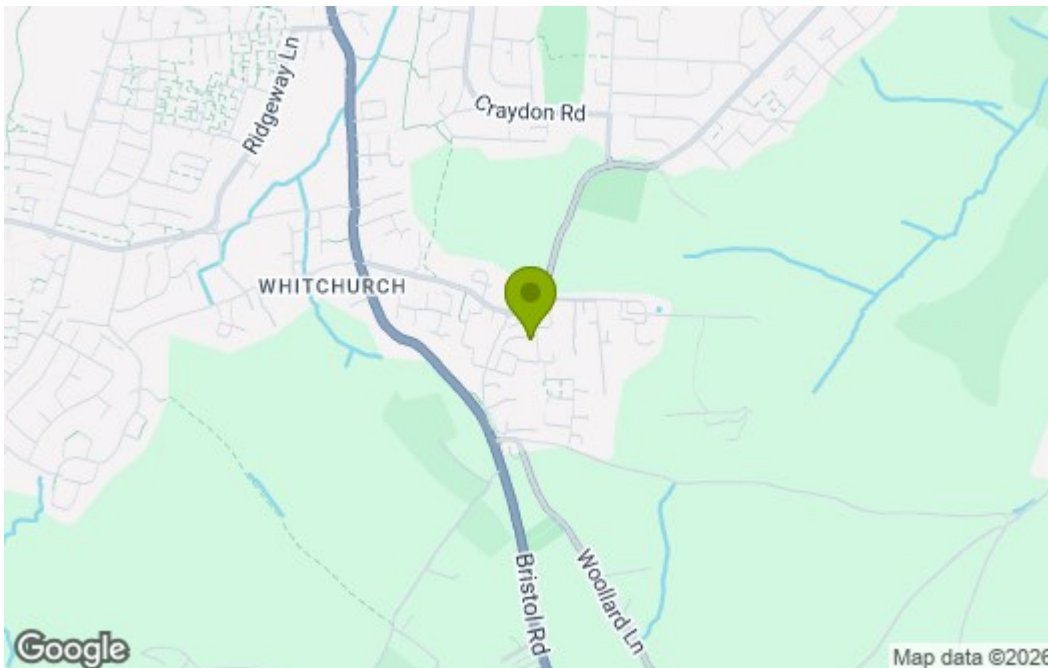
Please note there is an annual community rent charge the cost is tbc however the sellers advise in 2024 this was approximately £90

## Floor Plan



2 Farrier Way, Bristol

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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