
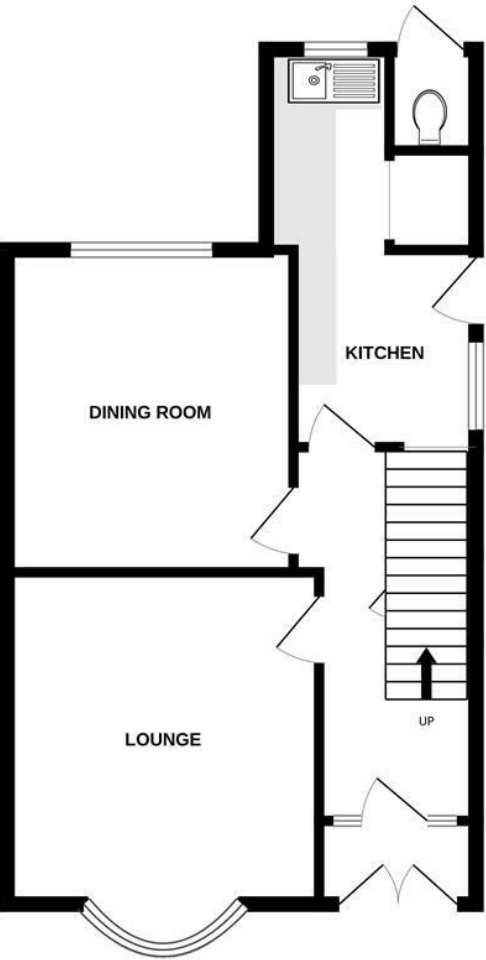
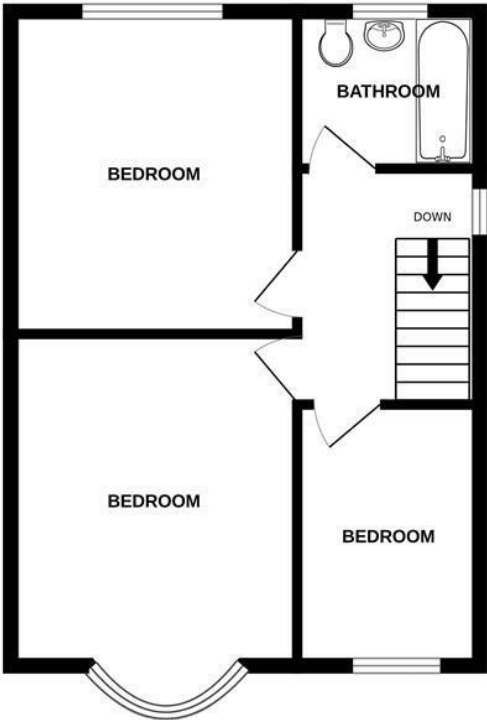


| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92 plus) <b>A</b>                          |           | <b>83</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            |           |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            | <b>44</b> |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |
|   |           |  |

GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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DAVIES & WAY

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7 Colston Street, Soundwell, Bristol, BS16 4PF



£350,000

A well proportioned three bedroom double bay fronted home that's offered to the market with no onward chain.

- Detached ▪ Entrance hallway ▪ Lounge ▪ Dining room ▪ Kitchen ▪ Landing ▪ Three bedrooms ▪ Bathroom ▪ Parking ▪ Garden





7 Colston Street, Soundwell, Bristol, BS16 4PF

A handsome three bedroom detached 1950s-style home, offered to the market with no onward chain. This charming property presents a fantastic opportunity for the new owner to add their own personal touch.

Upon entering via the porch, you are welcomed into a spacious hallway that leads to the ground floor accommodation. The bay-fronted lounge features an eye-catching open fireplace, while the separate dining room—also with a feature fireplace offers lovely views over the rear garden. A double galley-style kitchen with a walk-in pantry completes the ground floor. Upstairs, you'll find three generously sized bedrooms, all served by a well-proportioned three-piece family bathroom.

Outside, both the front and rear gardens have been landscaped with low maintenance in mind. The front is mainly laid with stone chippings and accessed via a dropped kerb, providing off-street parking. The rear garden is mostly laid to lawn and enjoys the privacy of fenced boundaries.

INTERIOR

GROUND FLOOR

**PORCH 1.7m x 0.7m (5'6" x 2'3" )**  
Obscured windows and glazed door leading to hallway.

**HALLWAY 4.3m x 1.8m (14'1" x 5'10" )**  
Radiator, power points, stairs rising to first floor landing, doors leading to rooms.

**RECEPTION ONE 4.6m x 3.7m into bay window (15'1" x 12'1" into bay window)**  
Double glazed bay window to front aspect, radiator, power points, open fireplace with tiled surround.

**RECEPTION TWO 3.7m x 3.3m (12'1" x 10'9" )**  
Double glazed window to rear aspect overlooking rear garden, feature fireplace with tiled surround, radiator, power points.

**KITCHEN 4.9m x 2.3m narrowing to 1.5m (16'0" x 7'6" narrowing to 4'11" )**  
Dual aspect double glazed windows to rear and side aspects, glazed door to side aspect leading to garden. Kitchen comprising range of matching wall and base units with roll top work surfaces, bowl and a quarter stainless steel sink with mixer tap over, space and power for electric oven, space and plumbing for washing machine, wall mounted gas boiler, pantry, radiator, power points.

FIRST FLOOR

**LANDING 1.2m x 2.8m (3'11" x 9'2" )**  
Obscured double glazed window to side aspect, access to loft via hatch, power point, doors leading to rooms.

**BEDROOM ONE 4.7m x 3.3m (15'5" x 10'9" )**  
to maximum points. Double glazed bay window to front aspect, radiator, power points, open fireplace with tiled surround.

**BEDROOM TWO 3.7m x 3.3m (12'1" x 10'9" )**  
Double glazed window to rear aspect overlooking rear garden, radiator, power points, built in storage cupboard housing hot water cylinder.

**BEDROOM THREE 3m x 2.2m (this measurement includes bulkhead) (9'10" x 7'2" (this measurement includes bulkhead))**  
Double glazed window to front aspect, built in wardrobe, radiator, power points.

**BATHROOM 2.2m x 1.8m (7'2" x 5'10" )**  
Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin, low level WC and panelled bath with electric shower over, radiator, tiled splashbacks to all wet areas.

EXTERIOR

**FRONT OF PROPERTY**  
Low maintenance front garden mainly laid to stone chippings that is accessed via a dropped kerb, wall boundary, path leading to front door.

**REAR GARDEN**  
Low maintenance rear garden mainly laid to lawn with fenced boundaries

**TENURE**  
This property is freehold

**COUNCIL TAX**  
Prospective purchasers are to be aware that this property is in council tax band D according to www.gov.uk website. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

**ADDITIONAL INFORMATION**  
Local authority: South Gloucestershire Council  
Services: All services connected.  
Broadband speed: Ultrafast 1000mbps (Source - Ofcom).  
Mobile phone signal: outside EE, O2, Three and Vodafone - all likely available (Source - Ofcom).

