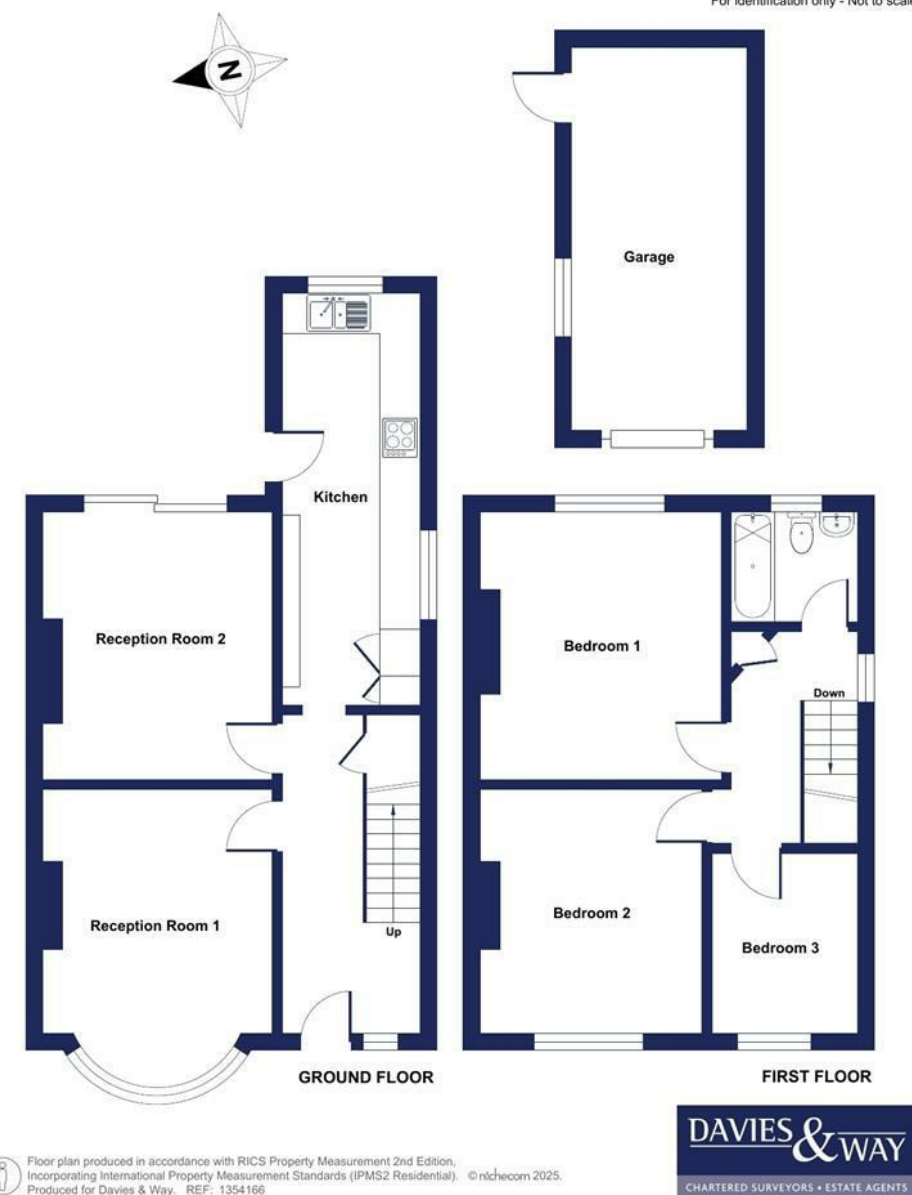


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Beryl Grove, Bristol, BS14

Approximate Area = 1030 sq ft / 95.6 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1191 sq ft / 110.5 sq m
For identification only - Not to scale



www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

3 Beryl Grove, Whitchurch, Bristol, BS14 9EB



£375,000

A well presented three bedroom bow fronted home that's offered to the market with no onward chain.

- Semi detached
- Entrance hallway
- Two Reception rooms
- Kitchen
- Landing
- Three bedrooms
- Family bathroom
- Garage
- Garden
- No onward chain



www.daviesandway.com

www.daviesandway.com

3 Beryl Grove, Whitchurch, Bristol, BS14 9EB

An excellent example of a bright and airy three bedroom semi detached home, that offers well maintained accommodation with the potential to extend and enhance (subject to obtaining the necessary consents) if desired by a new owner.

Internally, the home offers larger than typical accommodation for this style of house which comprises of a roomy entrance hallway, bow fronted reception room with feature fireplace to the front while the rear offers a further Reception room again with gas fireplace that directly overlooks and accesses the rear garden. The ground floor further offers a sympathetically extended double galley style kitchen. To the first floor the home benefits from three good sized bedrooms which are serviced by a modern three piece family bathroom.

Externally, the front of the property is accessed via a dropped kerb which leads to a hardstanding parking area in addition to a separate stone chipping area, from here a drive leads to a detached single garage as well as the rear garden. The rear garden is a true delight and offers a generous lawn which is surrounded by well stocked flower beds and a picturesque apple tree, as well as a generous patio ideal for entertaining.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 4.8m x 2.1m (15'8" x 6'10")

Obscured double glazed window to front aspect, built in storage cupboards, radiator and power points. Stairs rising to first floor landing and doors leading to rooms.

RECEPTION ONE 4.5m x 3.5m into bow window (14'9" x 11'5" into bow window)

Double glazed bow window to front aspect, feature gas flame effect fire with wooden mantel, radiator and power points.

RECEPTION TWO 4.1m x 3.5m (13'5" x 11'5")

Double glazed window and patio doors to rear aspect overlooking and providing access to rear garden. Feature gas flame effect fireplace with wooden mantel, radiator and power points.

KITCHEN 6.2m x 2.2m (20'4" x 7'2")

Dual aspect double glazed windows to rear and side aspects and an obscured double glazed door to side aspect leading to rear garden. Double galley style 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, integrated fridge, integrated freezer, space and gas supply for oven with extractor fan over, space and plumbing for washing machine and slimline dishwasher, space for tumble dryer, breakfast bar, splashbacks to all wet areas and power points.

FIRST FLOOR

LANDING 3.2m x 1.1m (10'5" x 3'7")

Obscured double glazed window to side aspect, built in storage cupboards and power points. Doors leading to rooms and access to loft via hatch.

BEDROOM ONE 4m x 3.6m (13'1" x 11'9")

Double glazed window to rear aspect overlooking rear garden, radiator and power points.

BEDROOM TWO 3.7m x 3.3m (12'1" x 10'9")

Double glazed window to front aspect, radiator and power points.

BEDROOM THREE 2.7m x 2.3m (8'10" x 7'6")

Double glazed window to front aspect, radiator and power points.

BATHROOM 2.1m x 1.7m (6'10" x 5'6")

Obscured double glazed window to rear aspect, matching three piece suite comprising pedestal wash hand basin with mixer tap over, low level WC and panelled bath with mixer tap and shower attachment over. Tiled splashbacks to all wet areas, extractor fan and a heated towel rail.

EXTERIOR

FRONT GARDEN

Low maintenance front garden mainly laid to hardstanding that's accessed via dropped kerb and provides parking. Wall and shrub boundaries, stone chipping area and drive leading to garage and gated access to the rear garden.

REAR GARDEN

Low maintenance rear garden mainly laid to lawn with fenced boundaries, well stocked flower beds, generous patio ideal for entertaining and pedestrian access to the garage.

GARAGE

Detached single garage accessed via up and over door with pedestrian access from garden, window to side aspect and storage to eaves.

TENURE

This property is freehold.

COUNCIL TAX

Prospective purchasers are to be aware that this property is in council tax band C 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

There are historic covenants on the property. The property is in a historic coal mining area for which it is recommended a mining report is obtained.

Local authority: Bristol City Council

Services: All services connected.

Broadband speed: Ultrafast 1800mbps (Source - Ofcom).

Mobile phone signal: outside EE O2, and Vodafone - all likely available (Source - Ofcom).

