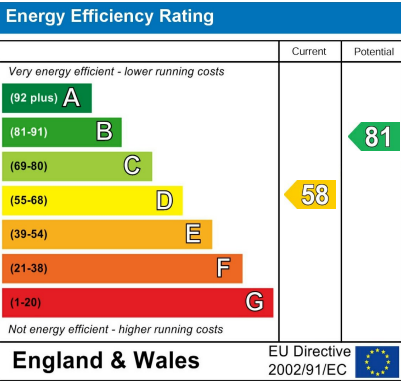


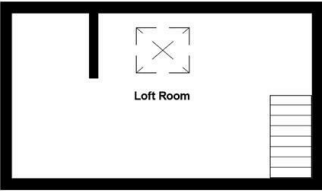
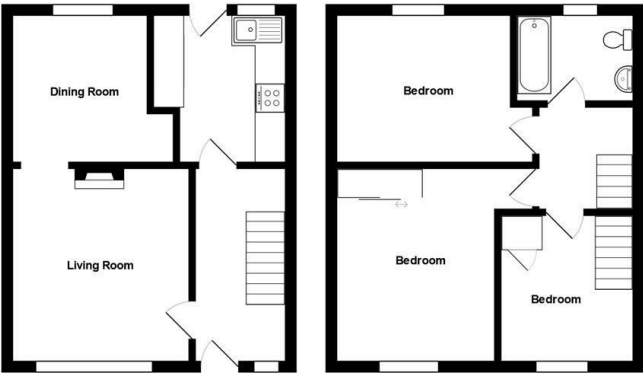
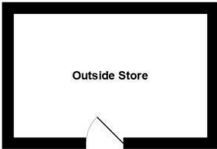


DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 0117 9863681 email: keynsham@daviesandway.com

35 Showering Road, Stockwood, Bristol, BS14 8DL



Total Area: 102.0 m² ... 1098 ft² (excluding outside store)
All measurements are approximate and for display purposes only.



£285,000

A well presented three bedroom terraced home benefiting from a driveway and fantastic rear garden.

- Terraced house
- Driveway
- Entrance hallway
- Living room
- Dining room
- Kitchen
- Three bedrooms
- Bathroom
- Loft room
- Rear garden

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35 Showering Road, Stockwood, Bristol, BS14 8DL

This light and airy three bedroom terraced home has been improved by the current owners to provide a well presented space ideal for first time buyers or families.

Internally the ground floor comprises of an entrance hallway which leads to a spacious living room, a good sized dining room with French doors providing direct access to the rear garden and a well cared for kitchen. To the first floor, three well proportioned bedrooms are found with the main bedroom benefiting from fitted wardrobes and all serviced by a modern bathroom.

Externally the rear garden is mainly laid to lawn with a patio area for outdoor dining and a good sized outbuilding useful for storage space. Further benefits of the property include a block paved driveway to the front.

INTERIOR

GROUND FLOOR

ENTRANCE HALLWAY 3.9m x 1.8m (12'9" x 5'10")

Access to ground floor rooms, radiator and power points.

LIVING ROOM 3.8m x 3.5m (12'5" x 11'5")

UPVC double glazed window to front aspect, archway to dining room, gas feature fireplace, radiator and power points.

DINING ROOM 2.8m x 2.7m (9'2" x 8'10")

UPVC double glazed French doors to rear garden, door frame to kitchen, radiator and power points.

KITCHEN 2.8m x 2.6m (9'2" x 8'6")

UPVC double glazed window to rear aspect and door to rear garden. Matching wooden wall and base units with laminate work surfaces over, integrated fridge/freezer, electric oven and gas hob with extractor over. Space and plumbing for washing machine, stainless steel sink with mixer tap over, tiled splashbacks and tiled flooring, power points.

FIRST FLOOR

LANDING 2m x 1.8m (6'6" x 5'10")

Access to first floor rooms and a radiator.

BEDROOM ONE 4m x 3.3m (13'1" x 10'9")

UPVC double glazed window to front aspect, built in wardrobes with sliding mirrored doors, radiator and power points.

BEDROOM TWO 3.6m x 2.8m (11'9" x 9'2")

UPVC double glazed window to rear aspect, radiator and power points.

BEDROOM THREE 2.9m x 2.6m (9'6" x 8'6")

UPVC double glazed window to front aspect, stairs to loft room, cupboard housing ideal gas boiler, radiator and power points.

BATHROOM 2.3m x 1.7m (7'6" x 5'6")

UPVC double glazed obscured window to rear aspect,

panelled bath with rainfall shower head over and a glass panel, vanity unit with storage cupboard below, laminate surface over, fitted hand basin with mixer tap over and WC with hidden cistern. Extractor activated with light switch.

LOFT ROOM 6.1m x 3.3m (20'0" x 10'9")

to maximum points. Velux window to rear aspect, storage in eaves and power points.

EXTERIOR

FRONT OF PROPERTY

Laid to block paved driveway.

REAR GARDEN

Mainly laid to lawn with patio area for outdoor dining, fence and wall boundaries, gated side access to front.

OUTBUILDING 3.9m x 2.5m (12'9" x 8'2")

Brick built outbuilding with wooden door and UPVC double glazed window.

TENURE

This property is freehold.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

