


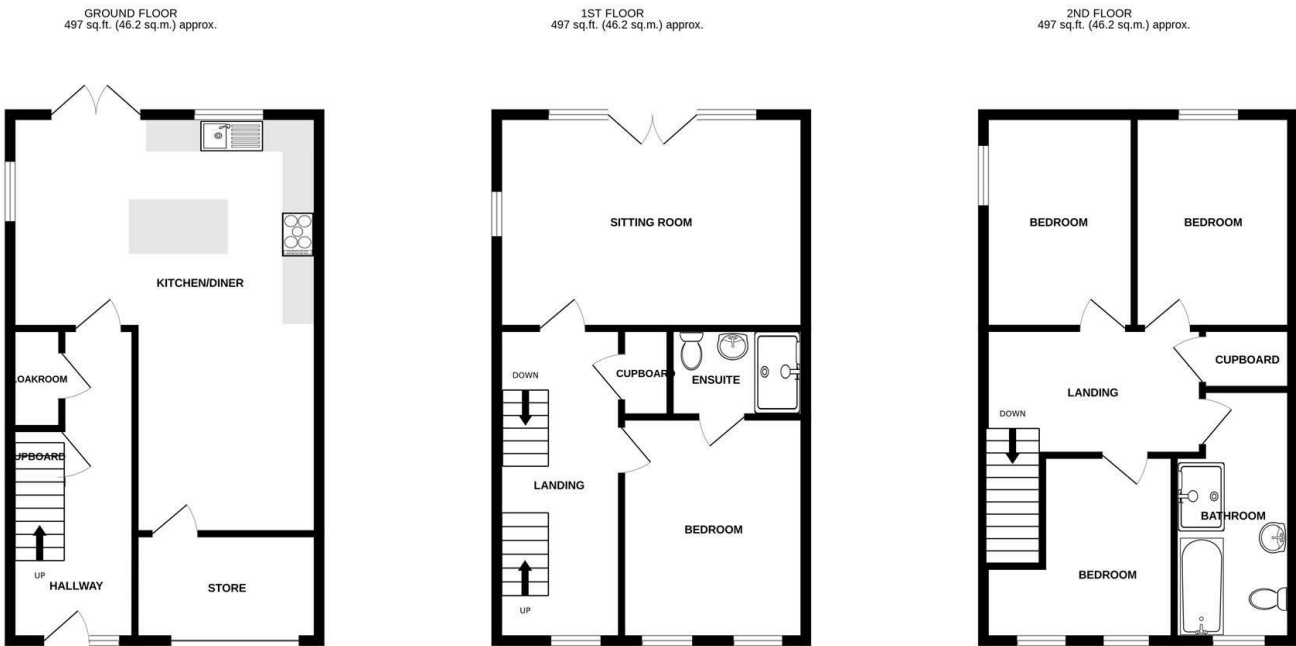
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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1 Champion Road, Bitton, Bristol, BS30 6AD



TOTAL FLOOR AREA: 1492 sq.ft. (138.6 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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Offers In Excess Of £485,000

An impressive townhouse presented to a high standard. The property offers generous accommodation over three levels and has an enclosed, low maintenance rear garden. The property is well positioned for access to Bristol or Bath and with The Meadows Primary School is nearby

- Generous accommodation throughout the property
- Stunning kitchen-dining space
- Bright sitting room with a Juliet balcony
- Enclosed low maintenance rear garden
- Four double bedrooms the master enjoying an ensuite
- Parking to the front of the property
- Great location for access to Bristol or Bath
- The Meadow Primary School is within walking distance

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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1 Champion Road, Bitton, Bristol, BS30 6AD

Welcome to this charming property located on Champion Road in Bitton, Bristol. This end terrace house offers a delightful living experience with flexible and generous accommodation spread over three levels.

Upon entering, you are greeted by a spacious hallway. The outstanding kitchen is a true highlight, featuring a centre island and a dining area perfect for hosting family meals or dinner parties.

With four double bedrooms, this property ensures that everyone in the household has their own comfortable space. The two bathrooms provide convenience and privacy for all residents.

One of the standout features of this property is the lovely light and airy sitting room, complete with a Juliet balcony that allows natural light to flood the room, creating a warm and inviting atmosphere.

To the rear of the property is a low maintenance garden with side access, ideal for alfresco dining or children to play in.

Situated in a great location, this property offers easy access to both Bristol and Bath, making it ideal for those who need to commute or simply enjoy exploring these vibrant cities. There are excellent schools including The Meadows Primary School and Oldfield School which has pick up points close by.

Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer.

In fuller detail the accommodation comprises (all measurements are approximate)

GROUND FLOOR

ENTRANCE HALL

Entry via a composite front door with a double glazed frosted window to the side. Wood flooring flows throughout the ground floor. Understairs cupboard. Radiator.

CLOAKROOM 1.68 x 0.86 (5'6" x 2'9")

Toilet and a pedestal basin with a tiled splashback. Radiator. Wood flooring.

KITCHEN BREAKFAST ROOM 3.61 x 5.22 (11'10" x 17'1")

A truly sensational kitchen which is presented to a very high standard. It comprises ample base units with cupboards and deep drawers. The corner units have shelves which pull out to maximise the use of the corner area. There are matching wall units as well. The centre of the room has a contrast dark blue island with further storage space and pull out recycling bins. The worktops are a white quartz giving a bright feel whilst the centre island worktop also acts as a breakfast bar. The high quality finish continues with vertical radiators and wood flooring. There are numerous built in appliances including a washing machine, dishwasher, five burner gas hob, designer cooker hood, eye level oven, second oven / microwave and a fridge freezer. A further quality finish is under unit lighting. There are double glazed windows with a rear and side aspect and double glazed doors to the garden which lets light flood in. There is opening to the

DINING AREA 2.88 x 3.42 (9'5" x 11'2")

A lovely addition to this home making it a wonderful social space for any family with the continuation of the wood floors, upright radiator and ceiling spot lights. A door leads to

STORAGE AREA

Part of what was the garage now acts as an excellent storage space.

FIRST FLOOR

LANDING

Double glazed window with front aspect. Radiator and a useful storage cupboard.

SITTING ROOM 5.22 x 3.62 (17'1" x 11'10")

A great room with double glazed doors to a Juliet balcony and double glazed windows each side with a further double glazed window to the side aspect letting light flood in. Two radiators.

BEDROOM 3.79 x 3.10 (12'5" x 10'2")

Two double glazed windows. Radiator. Door leads to

ENSUITE 2.31 x 1.40 (7'6" x 4'7")

Walk in shower. Pedestal basin with tiled splashback. Toilet. Vinyl flooring. Extractor fan. Radiator.

SECOND FLOOR

LANDING

A generous space with loft access, airing cupboard and a radiator.

BEDROOM 3.69 x 2.55 (12'1" x 8'4")

Double glazed window with side aspect. Radiator.

BEDROOM 3.69 x 2.61 (12'1" x 8'6")

Double glazed window with rear aspect.

BEDROOM 3.21 narrows to 2.11 x 3.12 (10'6" narrows to 6'11" x 10'2")

Two double glazed windows with front aspect. Store cupboard over the stairs. Radiator.

BATHROOM 4.22 narrow's to 3.23 x 1.94 (13'10" narooows to 10'7" x 6'4")

Double glazed frosted window with front aspect. Panel bath with mixer tap and shower attachment. Pedestal basin with a tiled splashback. Part tiled walls and grey floor tiles. Separate shower with glass siding door.

OUTSIDE

REAR GARDEN

An enclosed low maintenance garden with artificial turf and a rear patio ideal for alfresco dining with a further full width patio outside the back door. There is a wall to the rear and a further wall to the left which has an access gate and a fence to the right.

FRONT

Parking for two cars

TENURE

Freehold. We understand the development has a management company. The current annual management charge for the communal areas is £314.41 (October 2024 - September 2025)

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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

Services. Main electric and gas. Mains water and sewerage

Broadband Ultrafast 1000mps Source Ofcom

Mobile Phone Outdoor. EE O2 Vodaphone Three. Likely. Source Ofcom

