1 Harford Close,
Coombe Dingle, BS9 2QD

Goodman & Lilley

Tucked away in the serene cul-de-sac of Harford Close, Coombe Dingle, Bristol, this charming four bedroom end of terrace townhouse presents an ideal opportunity for families and professionals alike. With scope for some modernisation and only 18 homes in this peaceful enclave, you will enjoy a sense of community and tranquillity.

Summary

The ground floor features a separate utility room, a convenient downstairs toilet, and a cloakroom, ensuring practicality for everyday living. Access to the double length garage adds to the appeal, offering excellent storage or potential for a workshop with door to rear garden.

As you ascend to the first floor, you will find a spacious open plan living area that invites natural light, alongside a well-equipped kitchen, perfect for family meals or hosting friends with adjacent bedroom four/study.. The second floor provides three comfortable bedrooms, all with built-in storage and a modern family bathroom.

Outside, the low-maintenance rear garden is a delightful haven, surrounded by tall trees that provide a sense of privacy and seclusion. There is also a side garden providing gated access.

Additionally, the property offers off-street parking for several vehicles, ensuring convenience for you and your guests. With its desirable location and thoughtful layout, this townhouse is a wonderful place to call home. Don't miss the chance to experience the charm and comfort of this lovely property in Coombe Dingle.

No onward chain.

Ground Floor

Garage

Double length garage with power, up and over door, door to utility room and door to rear garden.

Entrance hall

Stairs leading to first floor and doors to lower ground rooms

WC

Front facing under stair WC with double glazed window.

Utility Room

Double glazed window to rear aspect, wall mounted gas combination boiler, door leading to garage

First Floor

Open Plan Kitchen/Dining/Living Area

Full width living room with two double glazed windows to front aspect, dining area through to kitchen area with double glazed window to rear elevation,

Bedroom

Double glazed window to rear aspect.

Second Floor

Bedroom

Double glazed window to front aspect, Storage cupboard.

Bedroom

Double glazed window to rear aspect, Storage cupboards.

Bedroom

Double glazed window to front aspect, Storage cupboard.

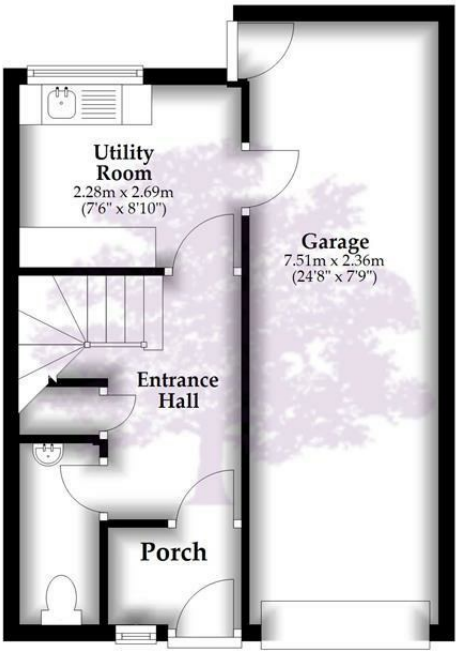
Family Bathroom

Double glazed window to rear aspect, modern panel bath, low level toilet and pedestal hand wash basin.

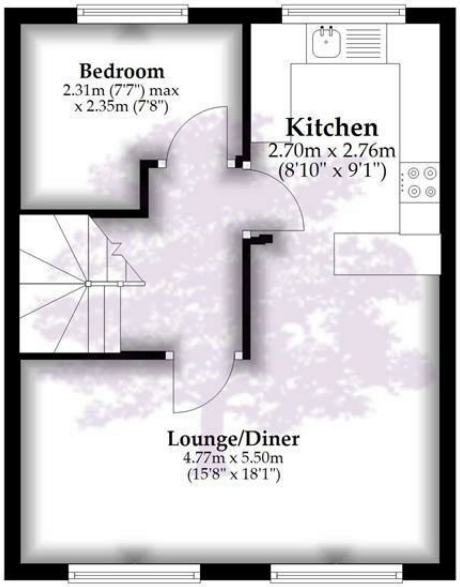
- Four Bedroom House
- Cul de sac location
- Double length garage
- Presented over three floors
- Modern family bathroom
- End Of Terrace
- Close to amenities
- Parking for several vehicles
- Full width living area
- No chain

GUIDE PRICE £375,000

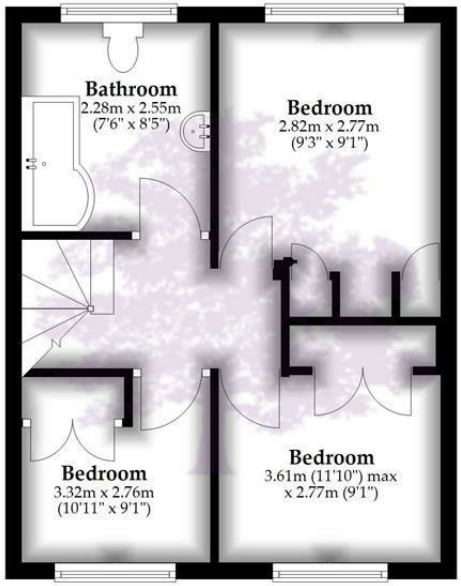
Ground Floor



First Floor



Second Floor



Total area: approx. 107.1 sq. metres (1152.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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