

estate agents **auctioneers**

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70 Mustoe Road, Frenchay, Bristol, BS16 2FZ

£495,000

A smart and impeccably presented detached family home with private garden and garage

- Immaculate Family Home
- Three Double Bedrooms
- Three Bathrooms
- Private Garden
- 10 Year Warranty
- Freehold
- No Onward Chain
- Driveway
- Garage

The Property

Offered to the market with no onward chain and purchased new by current owners this stunning family home is positioned in a sought after Redrow built development. Internally the property is light and airy with well balanced accommodation set of two levels. The ground floor offers a tiled entrance hall with access to a W.C, dual aspect lounge, utility area with access to garden and a modern fitted kitchen/dining area complete with integrated appliances, matching wall & base units, IVT flooring and access to garden via French doors.

The first floor comprises three double bedrooms all of which offer full height windows and ample storage space, the master benefit from a large built in wardrobe and a sleek tiled en suite shower room with W.C and wash basin. A well appointed tiled three piece bathroom suite with shower over bath completes the internal footprint.

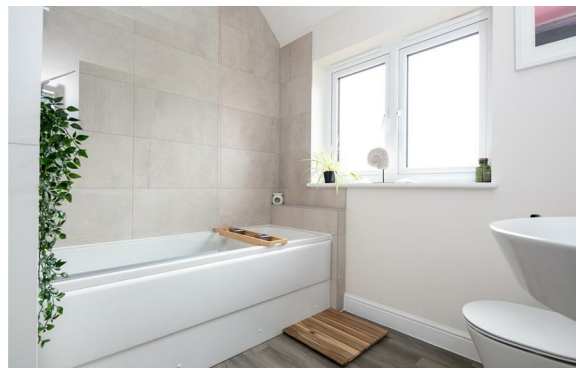
To the outside an extremely private garden can we found, mainly laid to lawn with patio area. There is also a generous driveway and detached garage with power.

Location

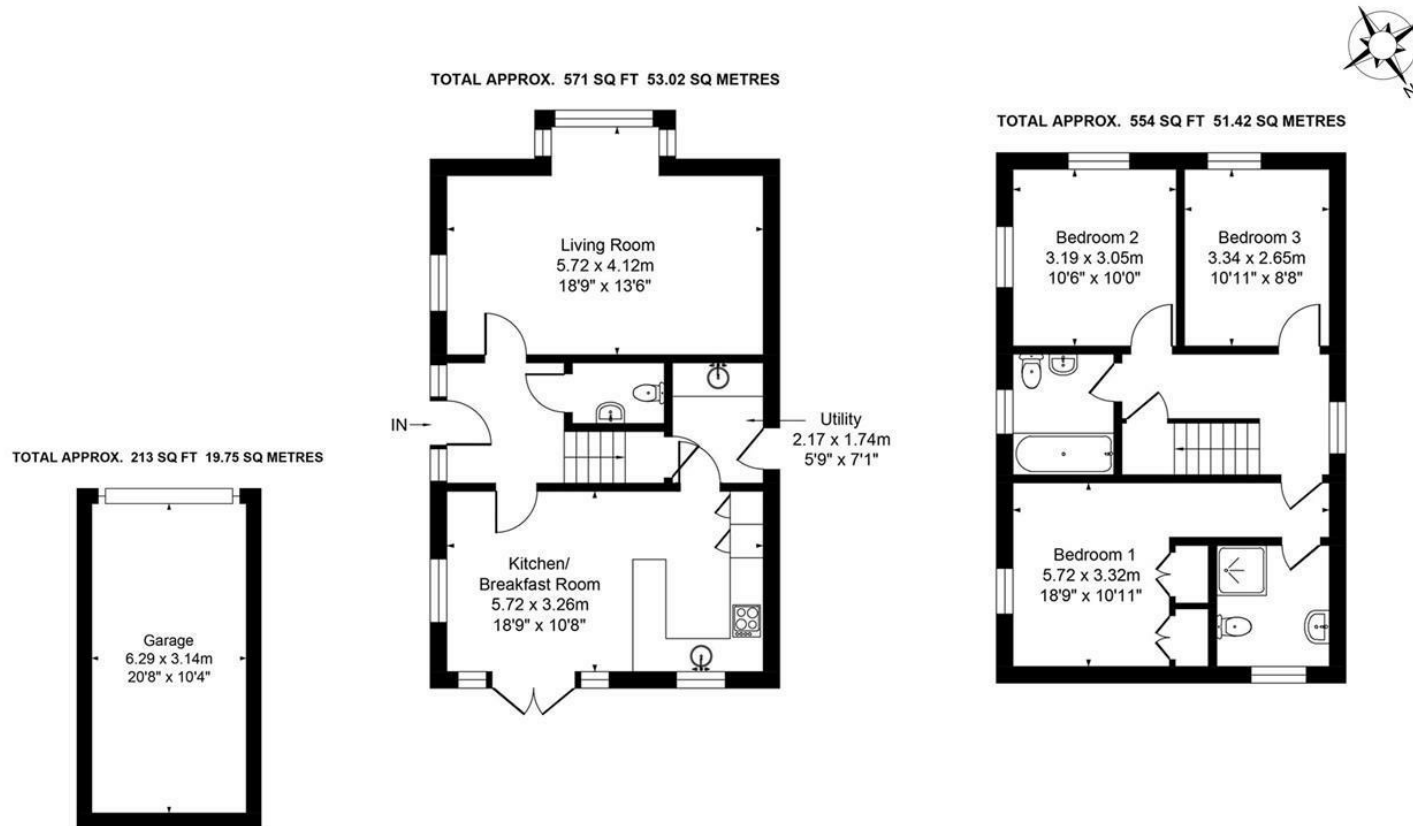
Frenchay has thriving local community, based around the Village Hall, with a wide range of clubs, societies and is just half a mile from J1 of the M32 link road into Bristol, with the city centre just 5 miles away. The University of the West of England Campus (UWE) and a wide range of large employers are all within a few minutes drive. The M4 is just one junction up in the other direction offering links across the South of England and South Wales. Bristol is made for retail therapy, with a mix of modern town centre shopping malls, out of town shopping centres and a fascinating selection of unusual independent shops around the historic harbour

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



APPROX. GROSS INTERNAL FLOOR AREA 1338 SQ FT 124.19 SQ METRES



Illustrated for identification purposes only, measurements are approximate, not to scale.

TEL | 0117 933 9522 | 9 Waterloo Street, Clifton, Bristol BS8 4BT

www.hollismorgan.co.uk | post@hollismorgan.co.uk

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Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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