MAGGS & ALLEN

32 FOX ROAD

EASTON, BRISTOL, BS5 0YB

£375,000

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A contemporary, three double bedroom home located on a quiet cul-de-sac close to amenities within Easton - within close proximity to St. Werburgh's. Offering generous accommodation, rear garden, off-street parking and solar panels. Built in 2017, the property offers a fantastic modern alternative. Offered to the market with no onward chain.

Approach

From Fox Road, a block paved driveway provides off-road parking for two vehicles, and in turn leads to the front door of the house.

Ground Floor

Entering into a generous entrance hall with ample hanging space for coats and shoes, with stairs rising to the first floor landing and an internal door opening to the sitting room.

The sitting room is a sizeable living space with wood effect flooring running throughout, and a window overlooking the front aspect. A further door leads into the kitchen/diner; a bright, open room offering ample dining space, as well as a well-appointed kitchen comprising a range of wall and base mounted units with solid wood work surfaces. Integrated appliances include a fridge/freezer, dishwasher, washing machine, electric oven and gas hob with extractor over. From the kitchen/diner, there is access to the ground floor WC; encompassing a toilet and sink. Large French doors open to the rear courtyard garden.

First Floor

To the first floor, there are two generous double bedrooms, as well as a contemporary shower room comprising a three-piece suite of toilet, sink with vanity unit and a large shower cubicle.

From the landing, there is access to an understairs storage cupboard, as well as the staircase ascending to the second floor.

Second Floor

The second floor consists of a further spacious double bedroom, as well as a modern bathroom comprising a white suite of toilet, sink and bath with shower over.

From the second floor landing, there is access to a spacious eaves storage area via a hatch in the wall.

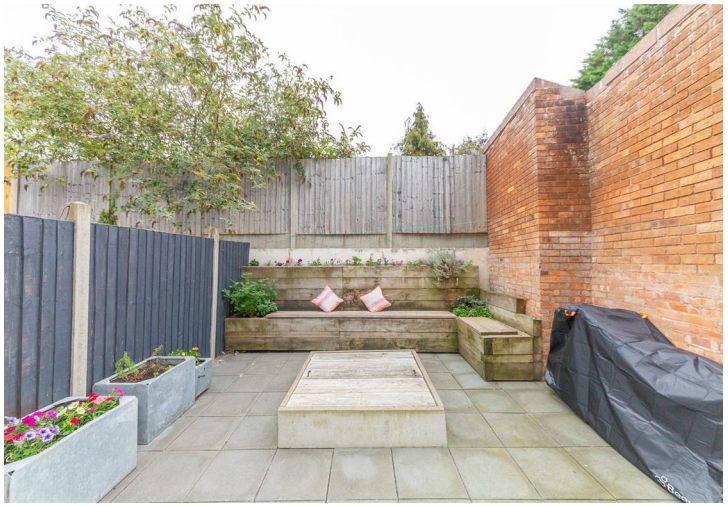
Rear Garden

Laid entirely to patio slabs, the courtyard garden offers a low maintenance outdoor space; ideal for entertaining and enjoying the afternoon sun. The space encompasses fitted benches with inset storage, as well as a fire pit and raised flowerbeds.

Location

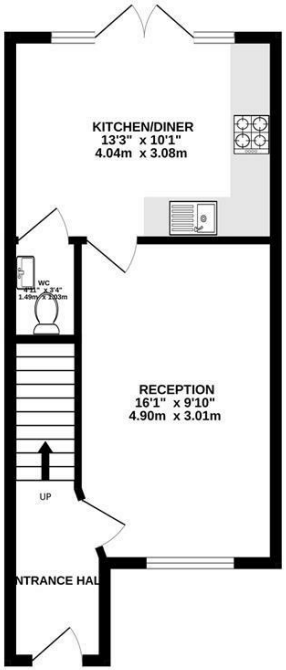
Easton is a vibrant community and is renowned for its close community and cultural environment. The property is within walking distance to the independent shops, amenities & eateries including the popular Garden of Easton & The Thali Restaurant. Easton Leisure Centre is within close proximity as well as Bristol Hawks Gymnastics Club plus the open spaces of Eastville & St George parks. The popular Bristol to Bath Cycle Path is ideal for cycling to the city centre.

The property is situated within a short walk of Stapleton Road Train Station.

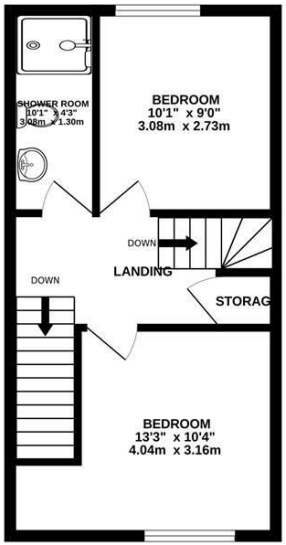


If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

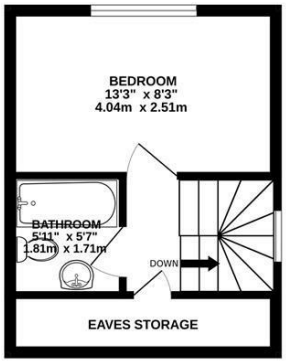
GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



2ND FLOOR
225 sq.ft. (20.9 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.5 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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- A modern home built in 2017
- Three generous double bedrooms
- Two bathrooms plus a ground floor WC
- Open-plan kitchen/diner with French doors opening to the garden
- Low maintenance rear garden
- Solar panels under warranty until 2027
- Driveway providing off-street parking
- Convenient location; within walking distance of St Werburgh's, the City Centre and commuter links
- Offered to the market with no onward chain

Guide Price: £375,000

Tenure: Freehold

Council Tax Band: B

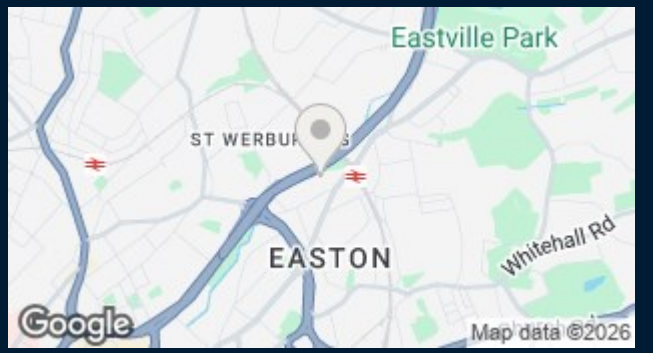
EPC Rating: B

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



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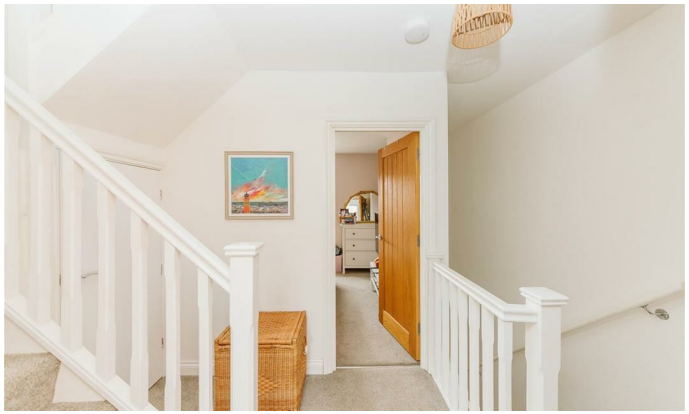

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