



MAGGS
& ALLEN

24 ORPEN GARDENS
LOCKLEAZE, BRISTOL, BS7 9UA
Offers In The Region Of £270,000

A light and bright three-bedroom semi-detached property in an elevated position offering good views, sizeable rear garden and off-street parking for multiple cars. Offered with no onward chain.

Ground Floor

Entering into entrance hall with wooden flooring, storage cupboard, understairs cupboard, stairs leading to first floor and doorway leading to the lounge.

The lounge is a well-sized room with wooden flooring, feature fireplace, window looking into the garden. This in turn opens into a dining room with French doors to the garden, and open-plan to the kitchen. This is fitted with a range of matching base and wall-mounted units.

First Floor

Ascending to the first floor landing, you will find the three bedrooms. Both double bedrooms have sizeable built-in wardrobes, and require minor cosmetic upgrades in general. There is a single bedroom with built-in storage, and completing this level is a shower room with a matching three-piece suite comprising shower enclosure, WC and hand wash basin.

External

The property benefits from a superb garden that is split across a lawned area and patio, benefitting from side access. At the rear is a large shed which will be included in the sale of the property.

Schools

Trinity Academy - Distance: 0.3 miles

Stoke Park Primary School - Distance: 0.3 miles

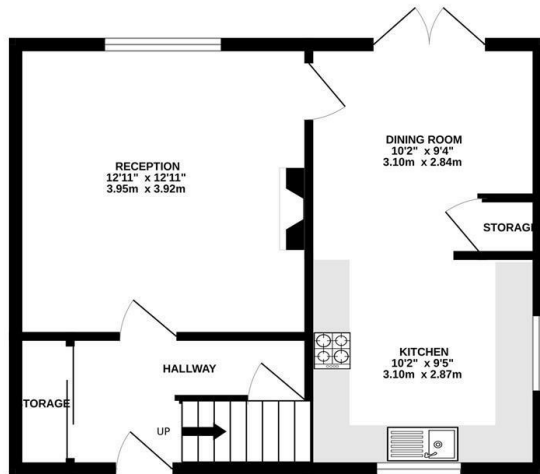
Fairfield High School - Distance: 0.61 miles

Location

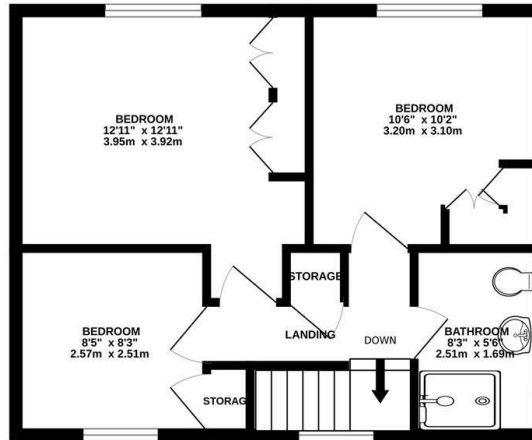
Orpen Gardens is ideally located close to local shops, Purdown with its open green space and impressive views and excellent travel links into the city centre. Gloucester Road is located only a short drive away, as is Muller Road which offers two supermarkets.



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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- Three bedroom semi-detached
- Off-street parking for multiple cars
- Sizeable, private rear garden with side access
- Well-presented living spaces
- Modern kitchen and bathroom
- Neutral decor
- Offered with no onward chain

Guide Price: £270,000

Tenure: Freehold

Council Tax Band: B

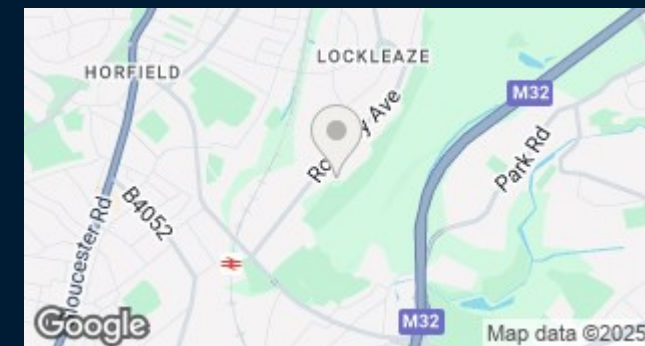
EPC Rating: D

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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