



## 45 Bradstone Road, Bristol, BS36 1HD Offers in excess of £325,000

Goodmove presents this 3 Bedroom Semi-Detached House for sale on Bradstone Road, Winterbourne, Bristol, BS36.

The property consists of a central hallway that leads to two reception rooms, providing flexible living and dining space. The kitchen sits to the rear, with access to a utility room, a shower room/WC, and a bright conservatory that opens out to the garden.

First floor: There are three bedrooms, two doubles and a smaller third room, along with a family bathroom, all arranged around a central landing.

The village of Winterbourne is located just a short commutable distance from the North East of Bristol and enjoys easy access to the countryside, including the pretty Frome Valley Walk.

The High Street has a selection of local shops and in addition to nursery and toddler groups, there is Elm Park and St Michaels C of E Primary Schools, plus Winterbourne Academy (state secondary school).

There is excellent commuting to Bristol due to Winterbourne being only 7 miles from Bristol City centre, 2.7 miles from Parkway Train Station and 2.2 miles to the Hambrook Junction.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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