



COUNTRY
PROPERTY



2 Edmund Court

Pucklechurch

£550,000



2 Edmund Court

Pucklechurch, BS16 9PW

Generous three bedroom detached bungalow, with double garage, in a super cul-de-sac location in the heart of the village. The current owners have lived here since new, this now highlights the need for a fresh pair of eyes to bring it up to the 21st century, with various options to reconfigure this lovely home, acquiring number 2 could bring huge excitement whilst adding your own flare.

There is an open plan living room with dual aspect views over the gardens, a study/4th bedroom, a family bathroom and separate cloakroom. Outside there are quarter-acre gardens extending to the front and rear that are laid to lawn with established trees and shrubs offering copious amounts of scope to create your own peaceful retreat - the rear garden even has an extra hidden corner... perfect for a vegetable garden or to add a summer house for a private G&T.

Lastly the property benefits from a large driveway providing ample parking space for numerous vehicles leading to a double garage with electric up and over door.

- Detached Bungalow
- Cul-De-Sac Location
- Three Bedrooms
- Lounge/Dining Room
- Study/Bedroom 4
- In Need Of Updating
- Double Garage & Extensive Gardens
- Energy Efficiency Rating F





Pucklechurch

Pucklechurch is an established country village lying in semi-rural surroundings about 2 miles East of Bristol. The popular and active village community includes local amenities such as a community centre, village store, cafe/bakery, hairdresser, 2 pubs, primary school, church and other facilities. Sainsburys is under 3 miles away at Emersons Green, as is excellent 'commutability' via the A4174 North Bristol Ring Road - about 1 mile, an alternative access to M4 J18 at Tormarton via A46 - 5 miles, Bristol, Bath, Yate, M4 corridor.

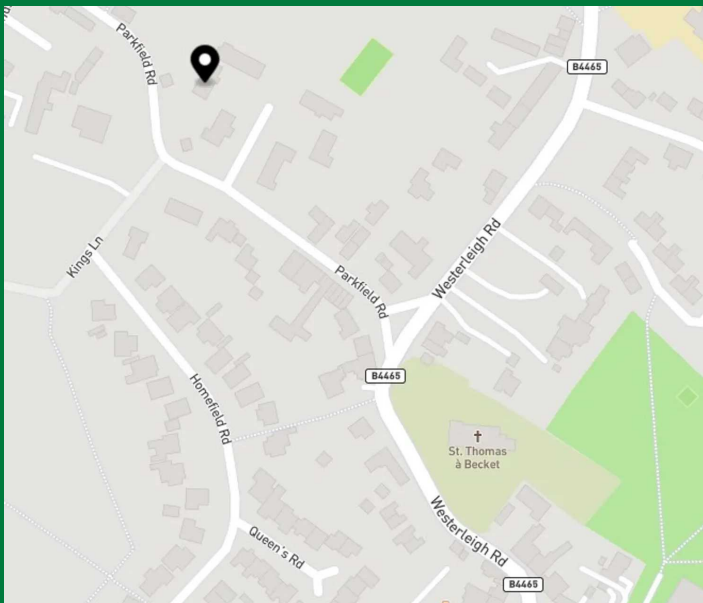
A fantastic opportunity to purchase a 3-bed bungalow in Pucklechurch village. Generous living space, potential to modernise, extensive gardens with hidden corner, ample parking, double garage. Ideal for personal touches and upgrading.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

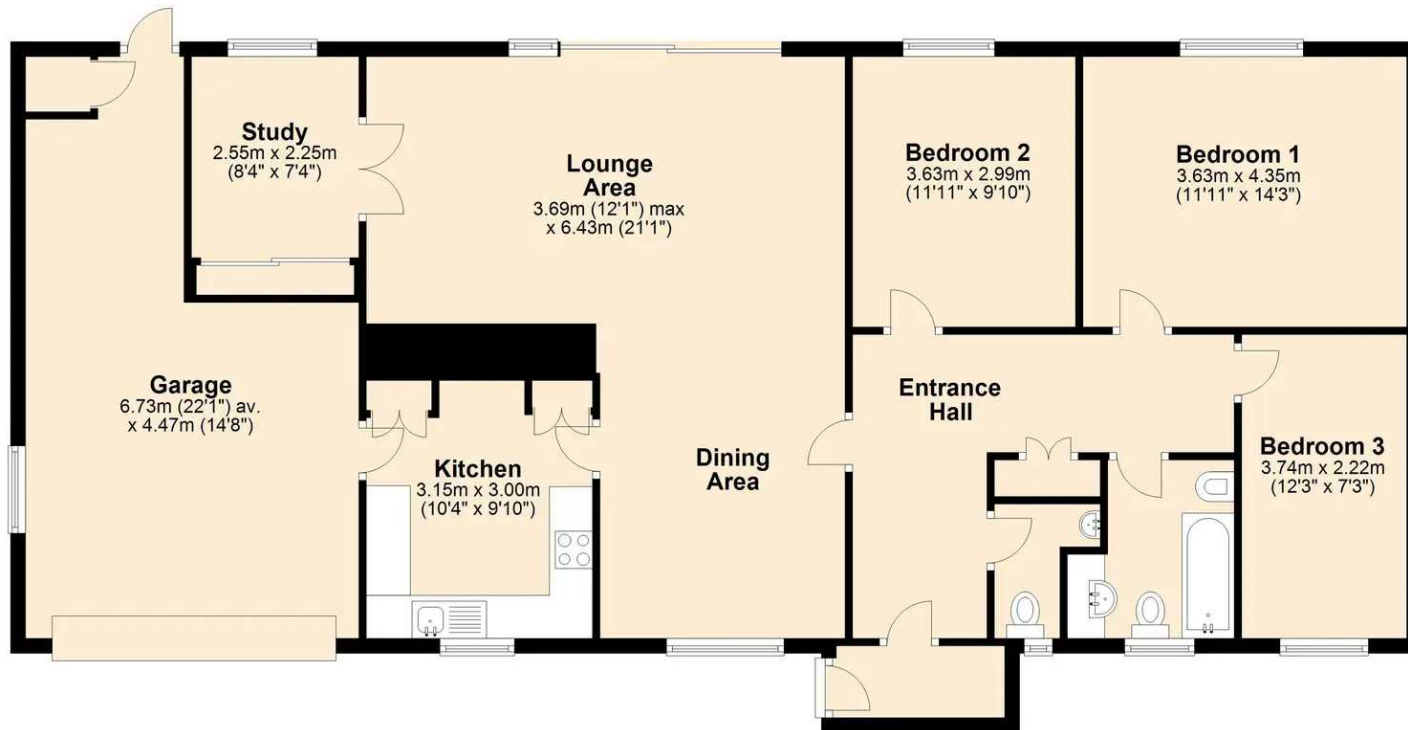




You can include any measurements, floorplans and distances
with your listing on our site.

Ground Floor

Approx. 147.0 sq. metres (1581.8 sq. feet)



Total area: approx. 147.0 sq. metres (1581.8 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.

Disclaimer:- These particulars are set out as a general guide only and do not constitute any part of an offer or contract.

Details, photographs, measurements, floorplans and distances are given as a guide only and must not be relied upon for the inclusion of any visible fixtures and fittings.

Asking prices, rents, or other figures quoted are believed to be correct at the time of publication. They are presented in good faith but without any responsibility, must not be relied upon as statements or representations of fact, and any affected parties must satisfy themselves by inspection or otherwise as to the correctness of each of them by their solicitor prior to exchange of contracts.

We have not carried out a structural survey. Any services, appliances and fittings have not been tested. We recommend independent specialist advice be taken if in doubt, about these, or any liability for VAT in respect of any transaction relating to this property.

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