



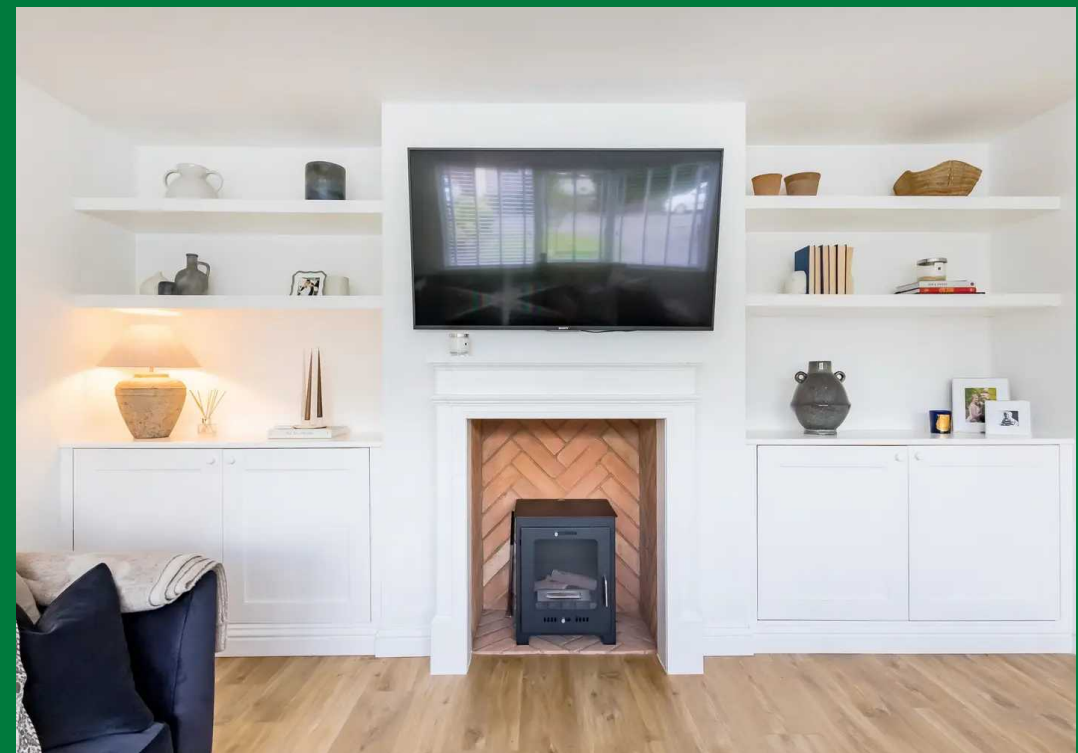
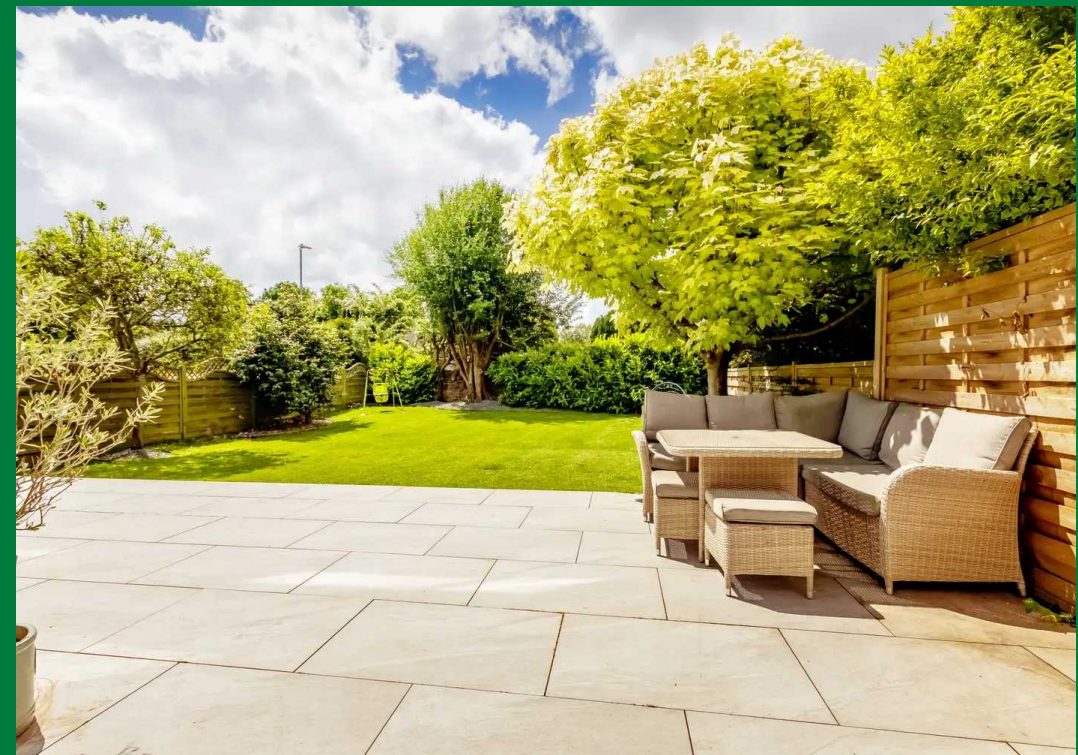
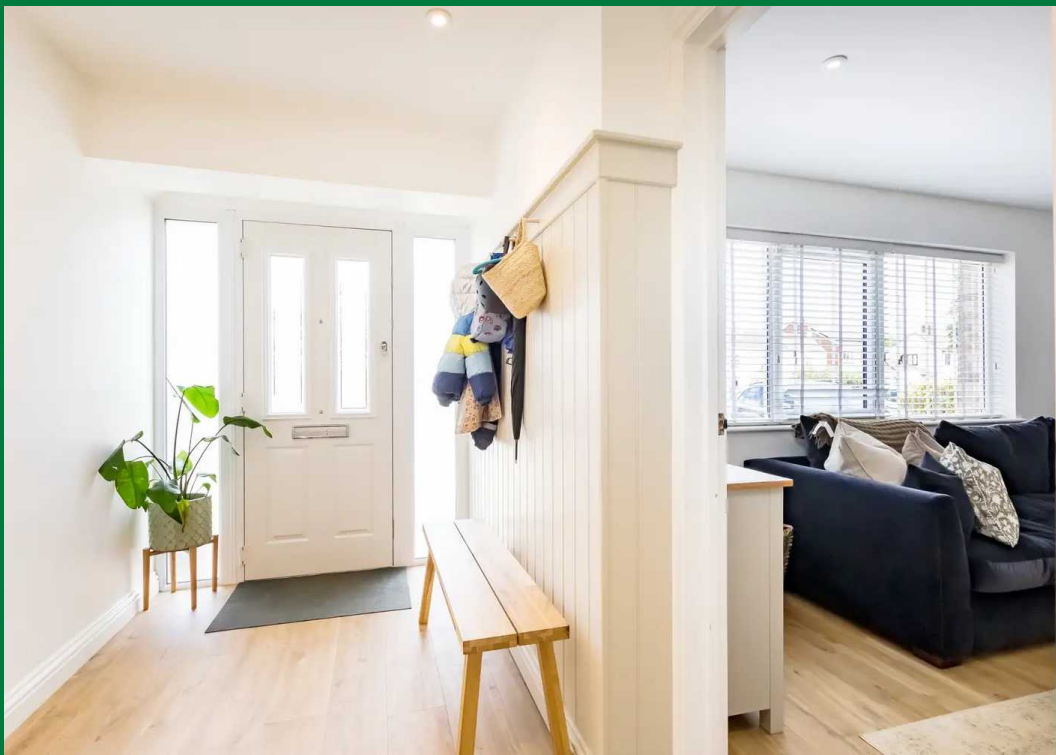
**COUNTRY**  
PROPERTY



**85 Rectory Road**

Frampton Cotterell

**£595,000**



# 85 Rectory Road

Frampton Cotterell, Bristol, BS36 2BT

Exciting 4 bedroom detached in established village location, with good size gardens to front and rear. Fully refurbished with all bells and whistles, this gorgeous family home is ready to move in and enjoy! The open plan kitchen family room sits at the back, with French doors out to South facing garden to the rear. There is a spacious lounge, with a hard wearing wood effect floor tying all ground floor rooms together, including the downstairs WC. Upstairs are four bedrooms, bathroom and roomy landing with window to side. A porcelain tile patio extends from the rear of the property perfect for enjoying those long summer evenings. The property is within walking distance of the popular Globe pub, take aways, primary school, and local store and filling station.

- 4 Bedroom Detached
- Generous Plot
- Established Village Location
- Open Plan Kitchen Family Room
- High Specification Throughout
- Garage and Off Road Parking
- Downstairs Cloakroom
- Energy Efficiency Band E





## Frampton Cotterell

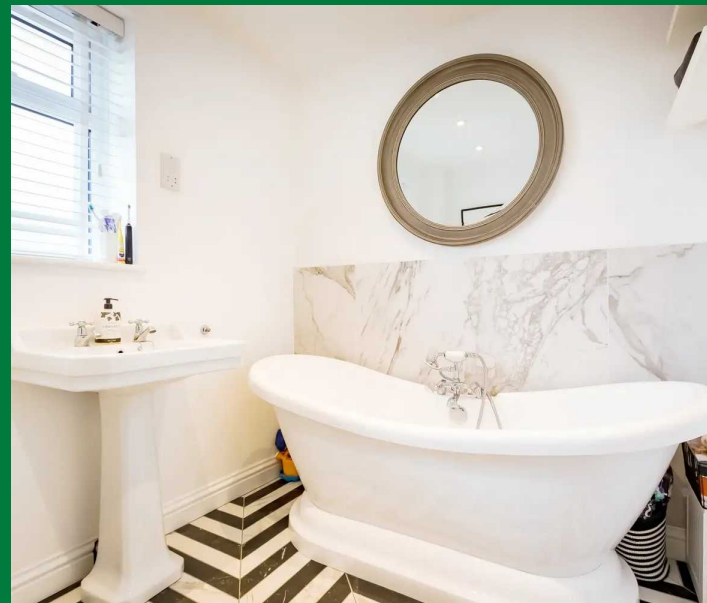
Frampton Cotterell is an established semi-rural village on the outskirts of Bristol. There are local primary and secondary schools including Winterbourne Academy, church, local store, Sainsburys - and various restaurants, pubs and take aways are all a short drive away. The Globe pub is within walking distance. Yate Shopping Centre or Downend High Street are a 10 minute drive where there are further supermarkets, extensive amenities, shops and leisure facilities. Bristol Parkway rail terminal and Bradley Stoke/North Bristol 10 minutes away by car or bus. Excellent road links to Aztec West, Abbeywood, Cribbs and Filton aerospace. A4174, M4, M5 Almondsbury interchange close by.

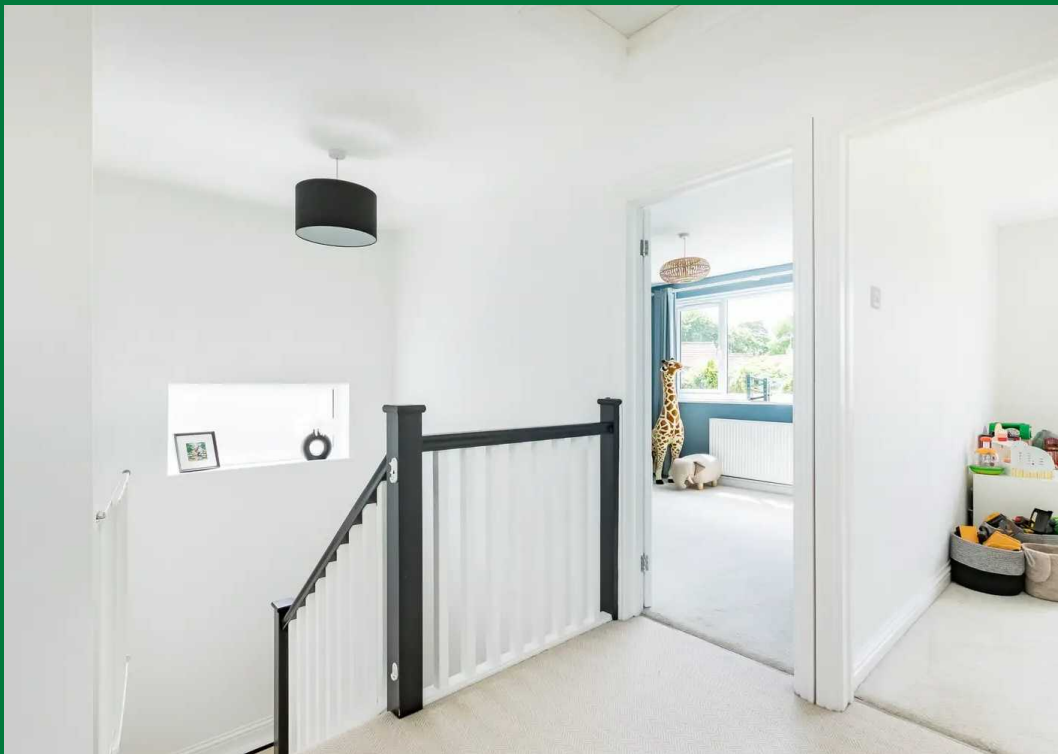
Exciting 4 bed detached in village location, fully refurbished with open plan kitchen, spacious lounge, wood effect floor, 4 bedrooms, bathroom, and South facing garden. Porcelain tile patio. Ready to move in and enjoy!  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

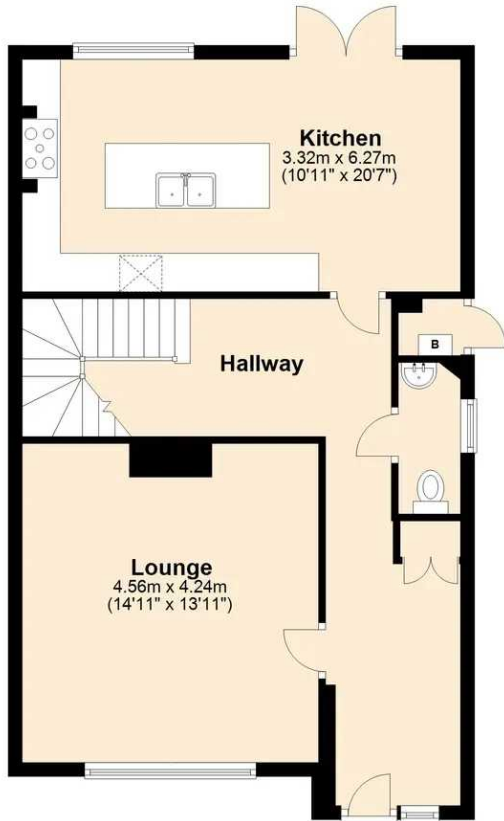
EPC Environmental Impact Rating: F





You can include any measurements, floorplans and distances that you want in your particulars.

**Ground Floor**  
Approx. 56.6 sq. metres (609.0 sq. feet)



**First Floor**  
Approx. 62.8 sq. metres (676.5 sq. feet)



Total area: approx. 119.4 sq. metres (1285.4 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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**COUNTRY**  
PROPERTY

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