



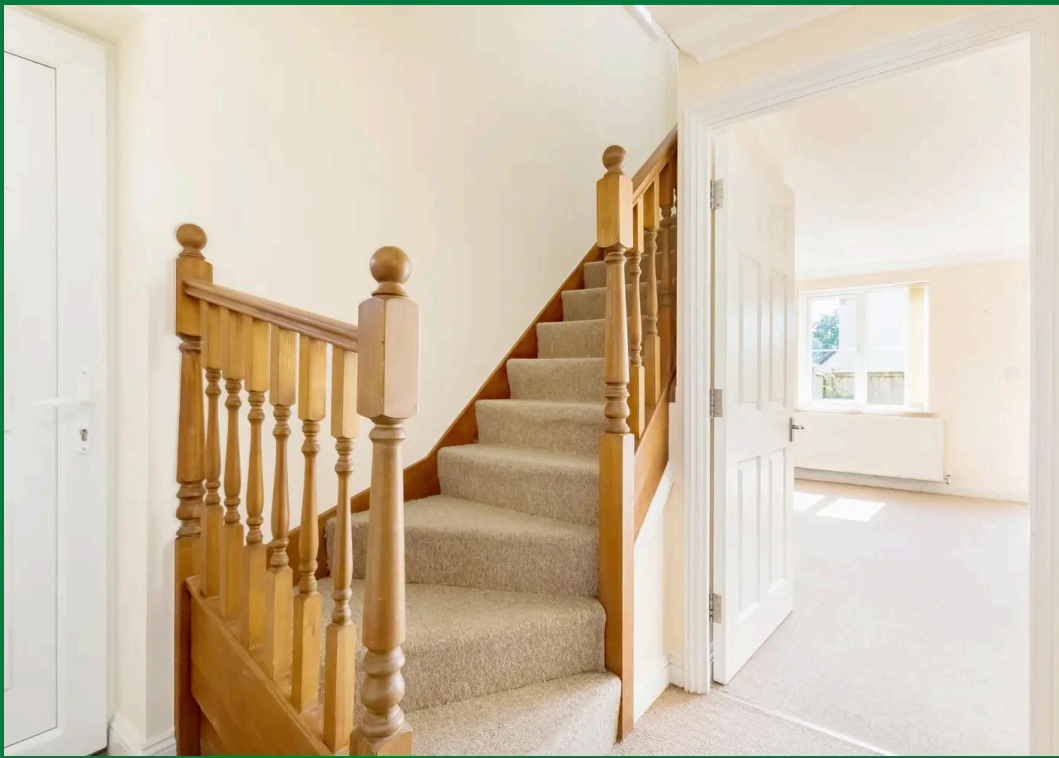
**COUNTRY**  
PROPERTY



**2a Lower Stone Close**

Frampton Cotterell

**£395,000**



## 2a Lower Stone Close

Frampton Cotterell, BS36 2LG

This spacious 4 bedroom semi-detached house is presented to an excellent standard, with the following accommodation set over three floors: entrance hall, kitchen breakfast room, lounge diner, cloakroom, 4 bedrooms with master ensuite and family bathroom. Outside you'll find a garden area to the front and an enclosed rear garden, plus the single garage and driveway parking. The property has been recently redecorated and has no onward chain.

- Kitchen Breakfast Room
- Lounge Diner
- 4 Bedrooms & 2 Bathrooms
- Master Bedroom Ensuite
- Recently Redecorated
- Garage & Driveway Parking
- No Onward Chain
- Energy Efficiency Band C





## Location

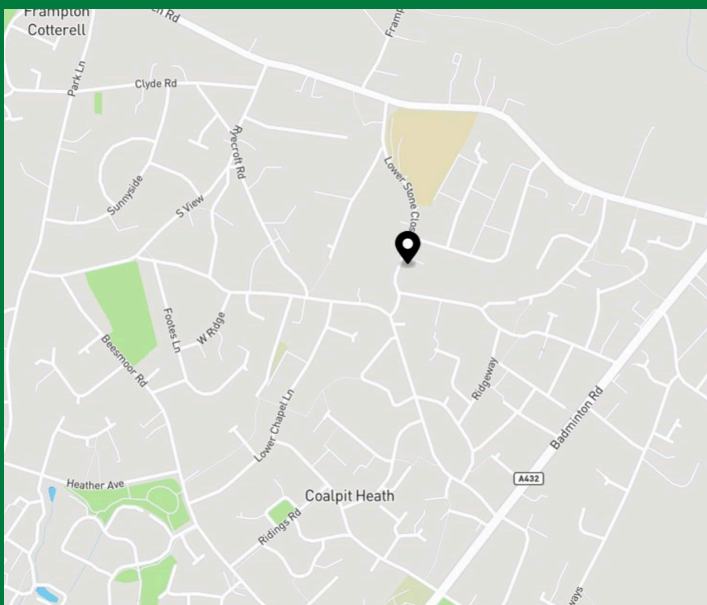
Frampton Cotterell is an established semi-rural village on the outskirts of Bristol. There are local primary and secondary schools including Winterbourne Academy, church, local store, Sainsburys - and various restaurants, pubs and takeaways are all a short drive away. Yate Shopping Centre or Downend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

One of just four bespoke properties built by Heaton Homes, forming a private cul-de-sac in Frampton Cotterell. Ideally situated within the village, within walking distance of shops, schools and pubs, the property includes a single garage and is offered for sale with no onward chain.

Council Tax band: D

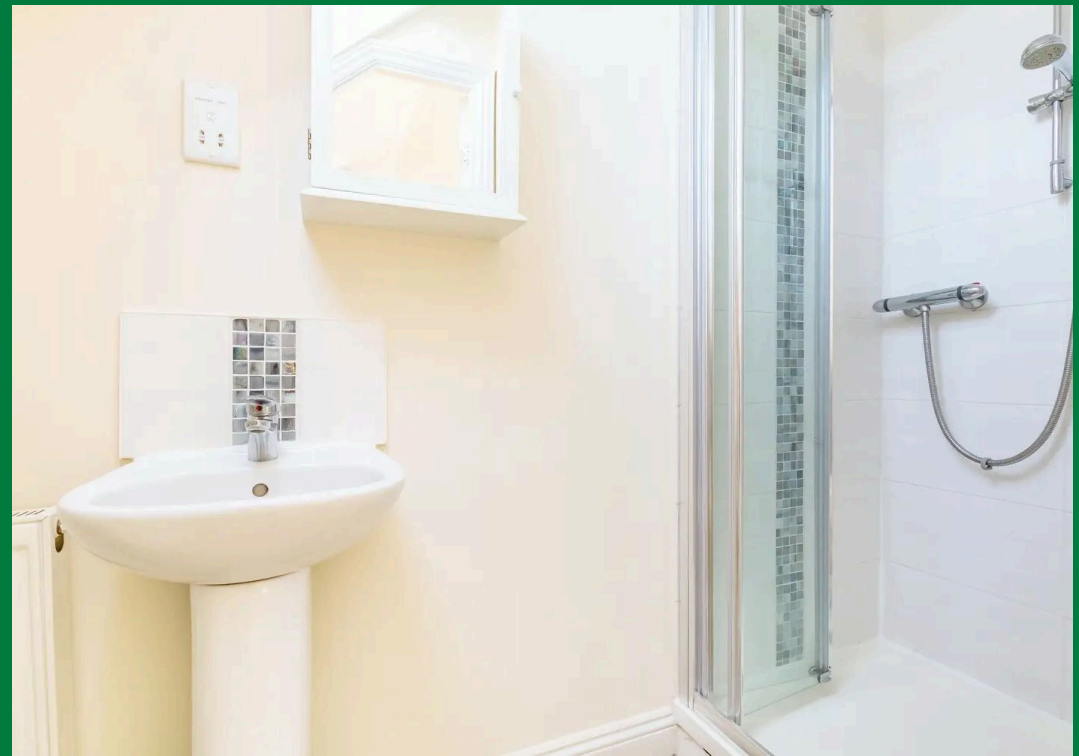
Tenure: Freehold

EPC Energy Efficiency Rating: C



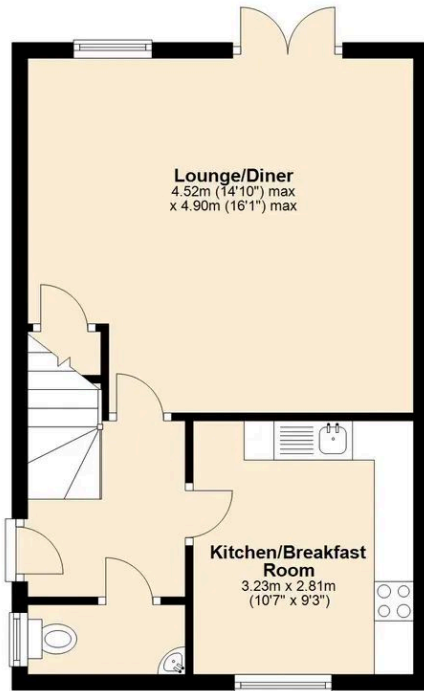
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



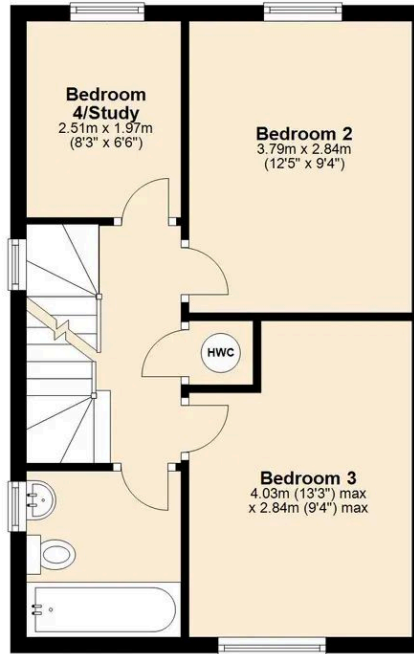
## Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



## Second Floor

Approx. 22.5 sq. metres (241.8 sq. feet)



Total area: approx. 99.7 sq. metres (1073.0 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**  
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