



**Church Road,  
Stoke Gifford, Bristol, BS34 8QA**

**Price: £239,950**

# Property Features

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- Mid terrace Home
- Three Storey
- Two Double Bedrooms
- Close To Parkway
- Built 2016
- Cloak Room
- Excellent Investment
- Off Street Parking

## Full Description

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### OPEN PLAN LIVING KITCHEN

19' 4" x 13' 1" Maximum Measurements (5.89m x 3.99m)

Double glazed composite door to living area. Radiator, TV and telephone point. Double glazed windows to front and rear. Stairs rising to first floor landing. Open to kitchen area. Kitchen comprises a range of wall and base units with work surface over, stainless steel sink with mixer tap and drainer. Integrated Fridge freezer, slim line dishwasher washer/dryer. Double oven and gas hob. Tiled floor and splash backs. Double glazed composite door to rear garden.

### CLOAKROOM

Double glazed obscure window to rear, tiled floor, low level w/c and hand wash basin. Tiled splash backs.

### LANDING

Double glazed window to rear. Doors to:

### MASTER BEDROOM

13' 1" max x 12' 8" max (3.99m x 3.86m)

Two double glazed windows to front, radiator and tv point.

### BATHROOM

Double glazed obscure window to rear. Suite comprising of low level w/c, panelled bath with shower attachment and shower screen. Vanity hand wash basin with mixer tap. Part tiled walls and tiled splash backs, heated towel rail and tiled floor.

### SECOND FLOOR LANDING

Double glazed window to rear. Door to:



BEDROOM 2

13' 1" Max x 11' 11" Max (3.99m x 3.63m)

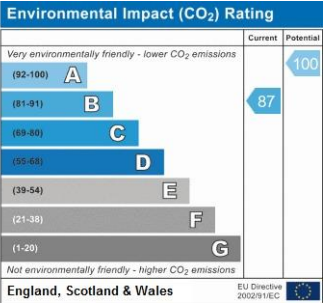
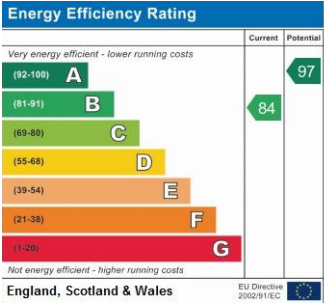
Double glazed Velux window to front. Two fitted cupboards, one housing an 'Ideal' combination boiler. Radiator and TV point

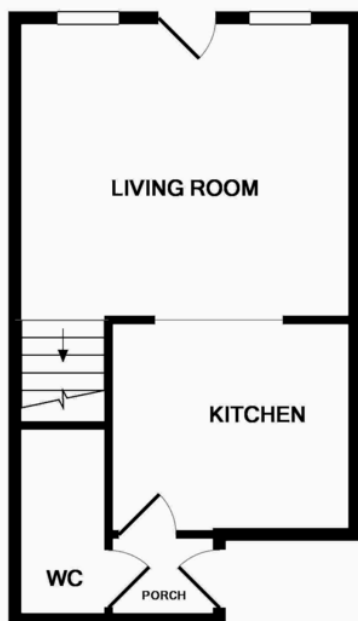
FRONT GARDEN

Steps leading to pathway and front door. Mainly laid with lawn.

REAR GARDEN

Enclosed by walling and fencing. Laid with South-Cerney stone chippings Gate to rear shared drive way and parking space which is block paved.

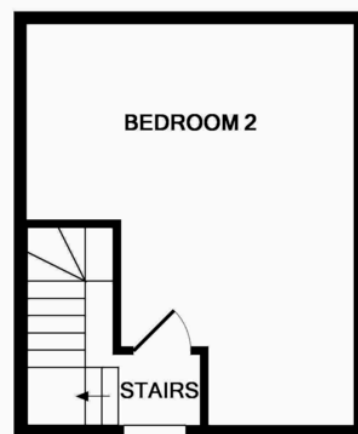




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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