

109 Sandy Park Road
Brislington
Bristol
BS4 3PG
01179 777 671
info@greenwoodsonline.co.uk

greenwoods
INDEPENDENT ESTATE AGENTS

www.greenwoodsonline.co.uk



14 Searle Court Avenue, St Annes, Bristol, BS4 4QR

£360,000

A lovely 1930's semi situated in a quiet cul-de-sac and within easy access of the city and Nightingale Valley nature reserve. In brief the accommodation comprises entrance porch into the hallway with a cloakroom and accessing a bayed lounge dining room, fitted kitchen and from the landing are three bedrooms and the family bathroom whilst outside provides off street parking, an attached garage and a great size rear garden making this the perfect family home. Call Greenwoods to arrange your viewing.



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Accommodation Comprises

Porch

uPVC double glazed French doors with an arched top light, stone flooring, part glazed door with matching side panels into:-

Hall

Coved ceiling, stairs rising to the first floor with a cloakroom under, window to the side aspect, radiator, door accessing:-

Cloakroom

Fitted with a w.c and wash hand basin.

Lounge/Diner 14'6" bay x 12'7" (4.42m bay x 3.86m)

Having dividing doors to:-

Lounge Area

uPVC double glazed bay window to the front aspect, coved ceiling, electric fireplace, Virgin media point, radiator.

Dining Area

uPVC double glazed French doors with top lights opening to the rear garden, coved ceiling, radiator.

Kitchen 13'3" x 7'8" (4.04m x 2.36m)

uPVC double glazed windows and door to the rear aspect, fitted with a range of wall and base units incorporating laminated roll edge worksurfaces with tiled splashbacks, inset one and a half bowl drainer sink unit, built in oven and hob with an extractor chimney over, plumbing for automatic washing machine, integrated dishwasher and fridge, alcove housing an ideal boiler. radiator.

Landing

uPVC double glazed window to the side aspect, access hatch to the loft space, doors accessing:-

Bedroom One 14'4" bay x 9'10" chimney (4.39m bay x 3.00m chimney)

uPVC double glazed bay window to the front aspect, coved ceiling, radiator.

Bedroom Two 13'1" x 9'10" (3.99m x 3.00m)

uPVC double glazed window to the rear aspect, coved ceiling, built in storage cupboard housing an insulated hot water tank, radiator.

Bedroom Three 8'5" x 7'6" (2.59m x 2.31m)

uPVC double glazed triangular bay window to the front aspect, coved ceiling, radiator.

Bathroom 5'10" x 7'4" (1.80m x 2.26m)

Modern fitted suite to include a vanity wash hand basin with a concealed w/x, p shaped shower bath having an electric shower and glazed screen, chrome heated towel rail, extractor fan, uPVC double glazed windows to the rear aspect.

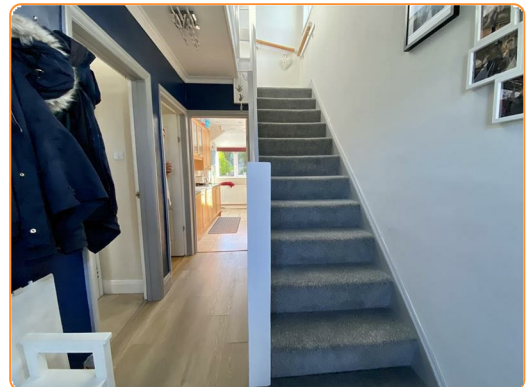
Garden

Front - Driveway parking and with an area laid to chippings with borders.

Rear - A good size lawned garden with patio and timber deck areas with various established borders and pond. Block built storage shed and greenhouse.

Garage

Attached garage with an up and over type door. Door and window to rear.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	B	B
82	48	48	43
<small>Not energy efficient - 2010/2012 energy code</small>		<small>Not environmentally friendly - 2008/2012 emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
England & Wales		England & Wales	