





# FOR STARTERS



GUIDE PRICE  
£290,000

## MAIN COURSE

Welcome to this delightful two bedroom end terrace property, offering the perfect blend of comfort and convenience. Ideal for professionals, couples, or investors, this property is well-connected with excellent transport links nearby and within walking distance to the town centre.

Step into the entrance hallway, with a modern kitchen to the right equipped for everyday cooking. The heart of the home is the spacious living area, a generous room filled with natural light from the French doors allowing access to the garden, providing plenty of space for relaxing or hosting guests. An under-stairs storage cupboard provides practical space to keep your home clutter-free. There is also a handy downstairs WC.

Upstairs, you'll find two good sized double bedrooms, both featuring storage cupboards for added convenience. The master bedroom benefits from its own en-suite shower room, while the family bathroom is thoughtfully designed to cater to all household needs, fitted with a three piece suite and the added benefit of a shower over the bath.

The property features a good-sized, south west facing garden, perfect for enjoying the sun all day long and creating your dream outdoor space. A private driveway to the left of the property provides off-road parking and side access to the rear garden.

This lovely end-terrace home offers comfortable living in a convenient





location. With it's modern layout, practical features and sun soaked garden, it's a property with plenty to offer. Don't miss the chance to view!

Disclaimer: Personal Interest - 'Within the meaning of the Estate Agency Act 1979, the seller of this property is an employee of Edwards Estate Agents.'



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - B



South West Facing Rear  
Garden



All mains services  
connected



Heating System  
Gas Central



Thomas Jolyffe  
Primary  
Bishopston Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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Ground Floor

Living/ Dining Area	4.920m (max)	x 3.940m (max)	16'2" x 12'11" (max) (max)
Kitchen	3.720m	x 1.784m	12'3" x 5'10"



First Floor

Bedroom 1	3.940m (max)	x 2.704m (min)	12'11" x 8'11" (max) (min)
Bedroom 2	3.940m (max)	x 2.452m (max)	12'11" x 8'1" (max) (max)

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