



# 'Holmlea', 63 Bradley Avenue

£269,999

Winterbourne, Bristol **BS36 1HX**



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## GROUND FLOOR

APPROX. 78.8 SQ. METRES (848.3 SQ. FEET)



TOTAL AREA: APPROX. 78.8 SQ. METRES (848.3 SQ. FEET)

Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.  
Plan produced using PlanUp.

A spacious two double bedroom semi detached bungalow set on a very generous plot with East/West facing gardens designed for low maintenance, the rear garden enjoying a high level of privacy and providing pedestrian access to a detached garage just under 20' long.

As stated the accommodation is very spacious with wide hallway, a fitted kitchen/dining room, shower room with double width shower cubicle and a generous conservatory off the kitchen.

The property is not occupied and we can arrange a viewing appointment at short notice.

Winterbourne is a large village situated on the north side of Bristol, with an array of facilities including a Bank, local Co-Op Store, Post Office, Hair Dressers, Opticians, Library, Doctors Surgery and Dentists. The village is partially surrounded by woodland and fields, with lots of footpaths and bridleways criss-crossing the countryside, including the popular Frome Valley Walkway. A large duck pond overlooking the Frome valley provides a relaxing spot for fishing, or feeding the ducks and geese, and a public nature reserve is a pleasant area for dog walkers.

There are a number of primary schools in the Winterbourne area, including an independent Prep School. Secondary and Sixth Form education can be found at The Ridings; Federation Winterbourne International Academy.

Winterbourne is about 2 miles from the M5 and M32 and 5 miles from the M4. The main line railway station is within a 2 mile drive at Bristol Parkway. Bristol airport is approximately 15 miles to the south. Bristol City Centre is approximately 7 miles away.



**ENTRANCE** PVCu panelled entrance door with two double glazed panels with stained glass and leadwork, side screen with obscure glass, Creda night storage heater, access to loft space.

**LIVING ROOM 13' 9" x 12' 9" (4.19m x 3.89m)**

PVCu double glazed window with diamond leaded top hinged fan lights overlooking front garden, marble fire surround, mantle and matching hearth, coal effect gas fire room heater, wall lights.

**KITCHEN/DINING ROOM 13' 4" x 10'**

**(4.06m x 3.05m)** Range of fitted wall and base units with high gloss doors, chrome handles, marble effect laminated worksurfaces, four plate ceramic hob, built in oven with grill, space for fridge, space for freezer, two banks of ceiling spotlights, Creda night storage heater, built in cupboard with electric consumer box and meter, white anodised aluminium double glazed sliding patio door with matching side screen leading to conservatory.

**CONSERVATORY 10' 5" x 9' 10" (3.18m x 3m)**

Of PVCu and double glazed glass construction, top hinged fan lights, polycarbonate roof, double glazed French door leading to rear garden.

**BEDROOM ONE 13' 4" x 10' 10"**

**(4.06m x 3.3m)** PVCu double glazed window overlooking rear garden, Creda electric night storage heater.

**BEDROOM TWO 9' 7" to wardrobe door x 9' 5"**

**(2.92m x 2.87m)** PVCu double glazed window overlooking front garden, top hinged fan lights with diamond leadwork, fitted double wardrobe with sliding doors, one mirror fronted, hanging rail and shelves.

**SHOWER ROOM** Coloured suite comprising close coupled w.c., wash hand basin set in laminated vanity bar with vanity cupboard under, corner shower cubicle with bi-folding doors, fully tiled walls, Mira Sport electric shower unit, shower head on sliding rail, electric towel heater/radiator, PVCu double glazed window with obscure glass.

**GARDEN FRONT** Facing due East, designed for low maintenance with Cerney gravel paved pathways, mature trees and shrubs, low brick boundary wall, pathway at side leading to rear garden.

**GARDEN REAR** Facing due West. Large paved garden with central flower beds, mature trees and shrubs.

**GARAGE 19' 8" x 9' 9" max. (5.99m x 2.97m)** Up and over door, power and light, door leading to rear garden, PVCu double glazed side window with obscure glass.

**DRIVEWAY** Approximately 35ft long providing off road parking for two vehicles behind double wrought iron gates.

**TENURE:** Freehold

**COUNCIL TAX BAND:** C

**METERED WATER SUPPLY:** YES

**ENERGY EFFICIENCY RATING:** E

**TOTAL FLOOR AREA:** 71m<sup>2</sup>

It is a condition of these particulars that all negotiations are conducted through MacKendrick Norcott:- MAKING AN OFFER : When you make an offer on this property we, as the sellers agent, will require information with regard to your ability to purchase. PHOTOGRAPHS: Please note that we provide photographs for general information only. Photographs may depict the property in a furnished condition. It must not be assumed that any item shown is included in the sale with the property unless specifically mentioned. INDICATED MEASUREMENTS ARE FOR GUIDANCE ONLY. NOTE: We have not surveyed the property or tested the services, appliances or fittings. Room measurements should not be relied upon for carpets and curtains. M839

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