



Sandringham Road, Stoke Gifford Bristol BS34 8PZ

welcome to

Sandringham Road, Stoke Gifford Bristol

This desirable end terrace home blends practicality, favourable layout and homeliness in perfect harmony. The well positioned property boast sumptuous light, elevated privacy, garden, garage and above-average parking capability. All this in one of Stoke Gifford's most favoured streets,

Sandringham Road Entrance

This attractive end-terrace home offers elevated 'kerb appeal' given the attractive frontage, extended driveway with decorative gravel and herbaceous boundary. The entrance is granted over the drive and a covered porch offers access to the modern glazed front door.

Hallway

12' 6" max x 5' 8" max (3.81m max x 1.73m max)
The light and bright hallway instantly accentuates the feeling of size and space as found throughout. The space is finished to a high standard including engineered flooring, ceiling coving and tasteful decor. Here leads to all further areas alongside a direct view into the garden via the main living room.
* Spacious understairs storage located here.

Kitchen-Diner

12' 6" max x 8' 10" max (3.81m max x 2.69m max)
Here we have another light and bright space that capitalises on the pleasant front facing outlook. The kitchen-diner easily accommodates a dining table and fully fitted kitchen with wall and base units. The space includes huge storage capability, plenty of worktop space, integrated oven plus electric hob and space for white goods. Finished with tiled splash backs, ceiling spot lights and tile effect flooring.

Living Room

15' 1" max x 11' 2" max (4.60m max x 3.40m max)
This splendid room really capitalises on the light and garden views given the full length glazed door and generous window. The space easily accommodates lounging furniture and further dining table should that be required. Finished to a smart standard with neutral decor, fitted carpet, multi-spot pendant and curtains.

Stairs Leading Upwards

Attractive open staircase with fitted carpet and white painted banisters.

Landing

The well presented theme continues here with the auditorium style landing. Loft access granted via ceiling hatch.

Bedroom 1

12' 6" max x 8' 9" max (3.81m max x 2.67m max)
The primary double bedroom is presented well to include fitted carpet, ceiling pendant and windows to the front aspect. Neutral decor as throughout.

Bedroom 2

11' 4" max x 8' 3" max (3.45m max x 2.51m max)
Again, presented very well and offers garden views and beyond. Here also includes fitted carpet plus ceiling coving.

Bedroom 3

7' 3" max x 6' 7" max (2.21m max x 2.01m max)
The third and final bedroom is well proportioned for a room of it's type. The space offer tremendous flexibility and would work perfectly as a spare, children's room, nursery or home office for example.

Bathroom

8' 4" max x 6' 1" max (2.54m max x 1.85m max)
Modern and stylish 'three piece' bathroom to include a shower over bath, wall and floor tiling and heated towel rail.

External Garden

The garden feels particularly private given the orientation of the house and proximity to other

properties. The southerly aspect ensures beautiful sunlight which in-turn offers the perfect place for socialising and alfresco dining! Here includes smart boundaries, a well built shed offering future opportunity and convenient side access gate. Direct access into and out of the house via full length glazed door.

Garage

Conveniently placed garage just beyond the rear boundary wall that also offers further opportunity...complete with up-and-over doors and presented well. This offers further parking capability in front of the garage....in addition to the driveway.

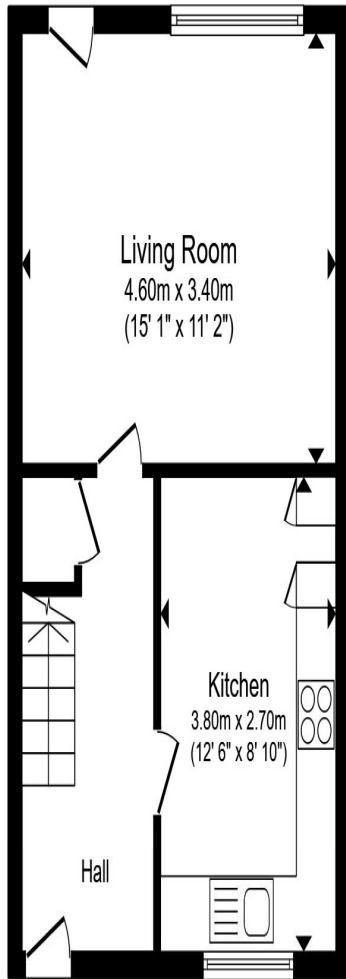
Driveway Parking

Extended driveway parking to the front aspect complete with decorative gravel.

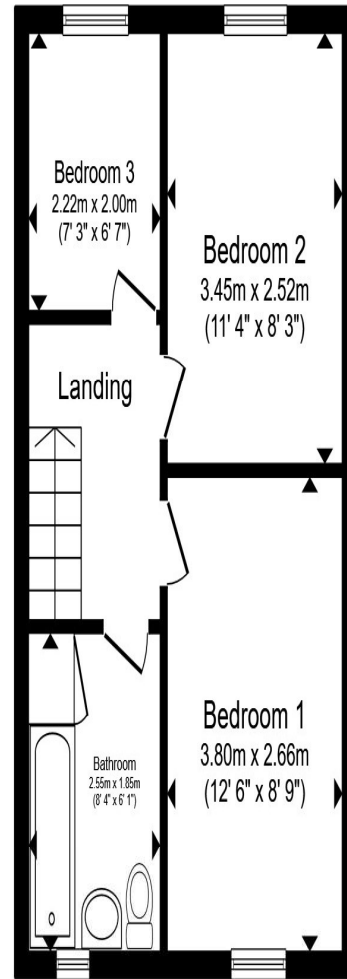
Agents Notes

Please note that this property is offered with vacant possession and NO CHAIN attached.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 70.0 m² (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to
Sandringham Road,
Stoke Gifford Bristol

- Three Bedroom End Terrace Home / Well Presented / NO CHAIN
- Desirable Stoke Gifford Location / Access to Amenities
- Well Placed Garage Just Beyond Garden Boundary Wall
- Particularly Private Garden with Direct Access and Side Gate
- Substantial 'Shed' Offering Flexible Use / Spacious Kitchen-Diner

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£340,000



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Property Ref:
STG110223 - 0002

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