

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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26 Haselbury Grove Salford Bristol BS31 3AD



£360,000

A well presented semi detached house in a sought after position enjoying a very favorable east west orientation with a good size enclosed rear garden.

* Tastefully decorated * entrance hall * sitting room * superb open plan kitchen/dining/family room * outhouse/utility room * 3 bedrooms * modern shower room * ample off road parking to the front * good size level enclosed rear garden * Views to front & rear * internal viewing highly recommended *



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26 Haselbury Grove Saltford Bristol BS31 3AD

This substantial three bedroom semi detached house originally dates from 1950's and has seen a host of improvements. It has the benefit of gas fired central heating and double glazing and is tastefully decorated. The hub of the house is the superb open plan kitchen/dining/family room which has french doors opening onto the rear patio and terrace. The kitchen area is furnished with an excellent range of units with built in appliances and granite work surfaces.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

uPVC double glazed entrance door to

HALLWAY: Staircase rising to first floor with storage recess beneath, uPVC double glazed window to front aspect, radiator. Electrics cupboard.

SITTING ROOM: 4.10m x 3.76m (13' 5" x 12' 4") (to max) uPVC double glazed window to front aspect. Contemporary inset living flame gas fire.

FEATURE OPEN PLAN KITCHEN/DINING/FAMILY ROOM: 6.12m x 2.81m (20' x 9' 2") plus 6.0m x 2.56m (19' 8" x 8' 4")

DINING & FAMILY AREA: Dado rail, radiator, uPVC double glazed window overlooking the garden.

KITCHEN AREA: Beautifully appointed and furnished with an excellent range of modern wall and floor units in gloss cream providing drawer and cupboard storage space with granite work surfaces and up stands and tiled surrounds. Insert double belfast sink with pillar mixer tap. Built in gas hob with stainless steel canopied extractor above, eye level oven and microwave, integrated dishwasher and refrigerator, space for American fridge/freezer. Radiator. uPVC double glazed window to side aspect and uPVC double glazed side windows and french doors leading to paved terrace and patio.

FIRST FLOOR

LANDING: Access to roof space.

BEDROOM ONE: 4.13m x 2.75m (13' 6" x 9') uPVC double glazed window to rear aspect with rural views, radiator. Cupboard with Vaillant gas fired combination boiler and separate wardrobe (both excluded from measurements).

BEDROOM TWO: 3.30m x 3.0m (10' 9" x 9' 10") plus door recess. uPVC double glazed window to front aspect with views to Kelston Roundhill. Radiator, built in wardrobe (excluded from measurements).

BEDROOM THREE: 3.0m x 2.29m (9' 10" x 7' 6") uPVC double glazed window to front aspect, radiator. Bulkhead recess (included in measurements).

SHOWER ROOM (FORMER BATHROOM): uPVC double obscure glazed window to rear aspect. Fully tiled walls, heated towel rail, suite of low level wc, pedestal wash hand basin and corner shower cabinet with thermostatic shower.

OUTSIDE

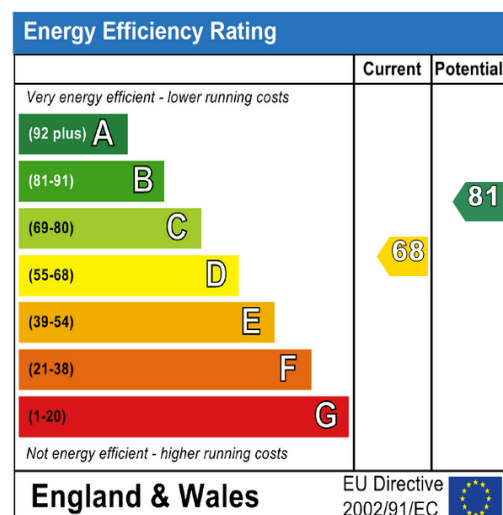
To the **FRONT** of the property the garden is laid to block paving to facilitate off street parking for a number of vehicles. There is a gated side access which leads to the **REAR GARDEN** approximately 20m (65') deep and 8m (26') wide. This west facing garden is a delightful feature of the property. It is level and has an extensive paved patio terrace immediately to the rear of the house providing a super area for alfresco entertaining to one side of which is an **OUTBUILDING/UTILITY ROOM** 2.47m x 1.90m (8' 1" x 6' 2") with plumbing for automatic washing machine. Beyond the patio the garden is laid to lawn with a raised timber decked terrace and timber garden shed.

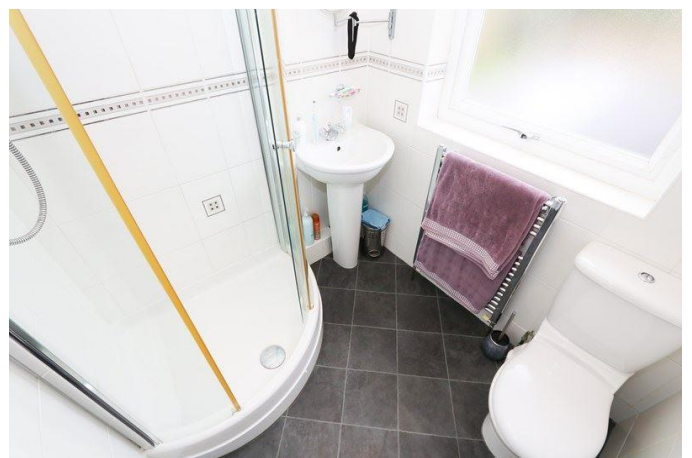
Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

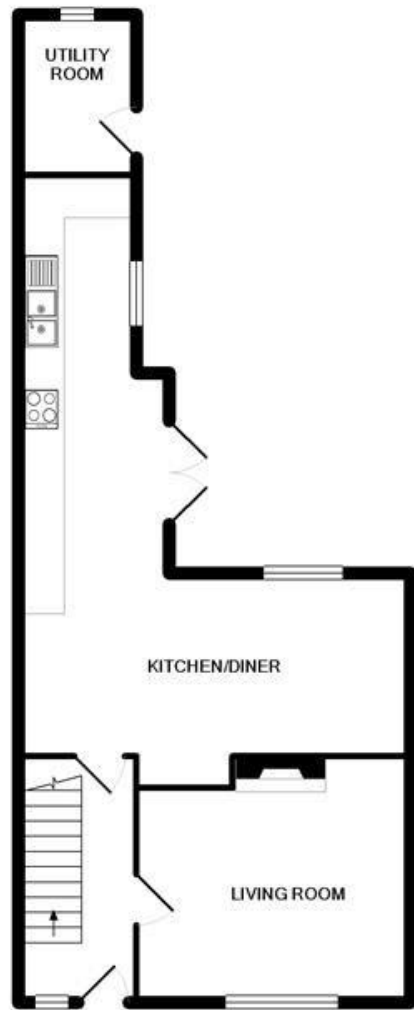
DIRECTIONS: Road Saltford proceed into Manor Road continue around the right hand bend and take the next turning on the left into Haselbury Grove. Number 26 will be recognised by the for sale board on the right hand side.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

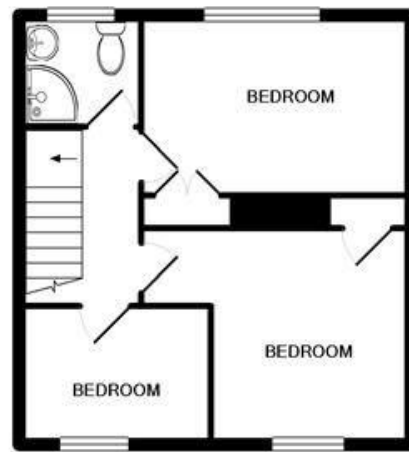
REF UWR1106







GROUND FLOOR
APPROX. FLOOR
AREA 55.5 SQ.M.
(597 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.1 SQ.M.
(410 SQ.FT.)

TOTAL APPROX. FLOOR AREA 93.6 SQ.M. (1007 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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