

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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1 Haselbury Grove Saltford Bristol BS31 3AD



£340,000

A substantial semi detached house in a popular cul de sac position set on a good size plot with scope for extension and development subject to necessary consents.

* Ideal family home * entrance hall * sitting room * open plan re fitted kitchen/dining room * outhouse/utility room * downstairs cloak/wc * 3 bedrooms * bathroom * off street parking * good size garden with vehicular access to the rear * detached studio building * viewing recommended *



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This 1950's semi detached house offers good size accommodation ready to move into with the potential to extend the existing property if required subject to necessary planning consent. The property has the benefit of gas fired central heating and re fitted kitchen/dining room and modern bathroom. On the outside the plot is such that there is vehicular access both to the front and into the rear garden and there is a useful detached studio building as well as a good size garden area.

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

Entrance door to

HALLWAY: Staircase rising to first floor with cupboard beneath, radiator, electrics cupboard, leaded coloured glazed window to front aspect.

SITTING ROOM: 3.75m x 4.10m (12' 3" x 13' 5") Double glazed window to front aspect. Fire surround with gas fired back with boiler for central heating and domestic hot water.

KITCHEN/DINING ROOM: 6.10m x 3.35m (20' x 11') Double glazed french doors to rear garden. Furnished with a range of modern wall and floor units in gloss white providing drawer and cupboard storage space with contrasting work surfaces and tiled surrounds. Inset stainless steel single drainer sink unit with mixer tap, built in four ring gas hob with extractor above and oven beneath. Radiator.

UTILITY ROOM: 4.78m x 1.90m (15' 8" x 6' 2") Formed from the conversion of a former outbuilding with door to outside, two windows, tiled floor, half tiled walls and work surface with plumbing for automatic washing machine and further appliance space.

CLOAKS/WC: Low level wc and corner wash hand basin, tiled floor and half tiled walls. Obscure glazed window.

FIRST FLOOR

LANDING: Access to roof space.

BEDROOM ONE: 4.12m x 2.73m (13' 6" x 8' 11") Double glazed window to rear aspect with views towards Kelston Roundhill. Built in wardrobe and airing cupboard with hot water cylinder (excluded from measurements). Radiator.

BEDROOM TWO: 3.31m x 3.0m (10' 10" x 9' 10") plus door recess. Double glazed window to front aspect, radiator.

BEDROOM THREE: 3.03m x 2.28m (9' 11" x 7' 5") Double glazed window to front aspect, radiator. Built in bulkhead shelf (included in measurements).

BATHROOM: Double glazed window to rear aspect. White suite with chrome finished fittings comprising low level wc, pedestal wash hand basin and panelled bath with independent electric shower above. Fully tiled walls, ceiling mounted downlighters, radiator.

OUTSIDE

To the **FRONT** of the property there is an area of hardstanding for off street parking with a gate leading to the **REAR GARDEN** The overall measurements of the rear garden are approximately 17m x 11m (55' x 36'). The garden is walled and level providing a paved patio and lawn. An area to the side of the house provides potential for extension.

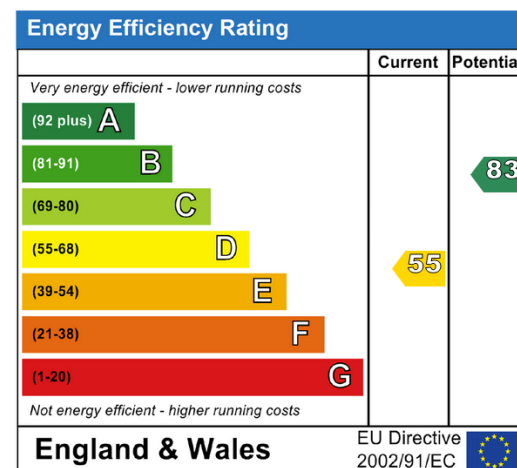
There are double gates leading from a service road into the rear garden with a further hardstanding area. A **SHED** which forms part of the outbuilding 2.54m x 1.90m (8' 3" x 6' 2") and there is a **DETACHED STUDIO ROOM** 5.80m x 3.44m (19' x 11' 3") with power and light connected, two double glazed windows and personal door. This would be ideal as a hobby room, home office etc.

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.

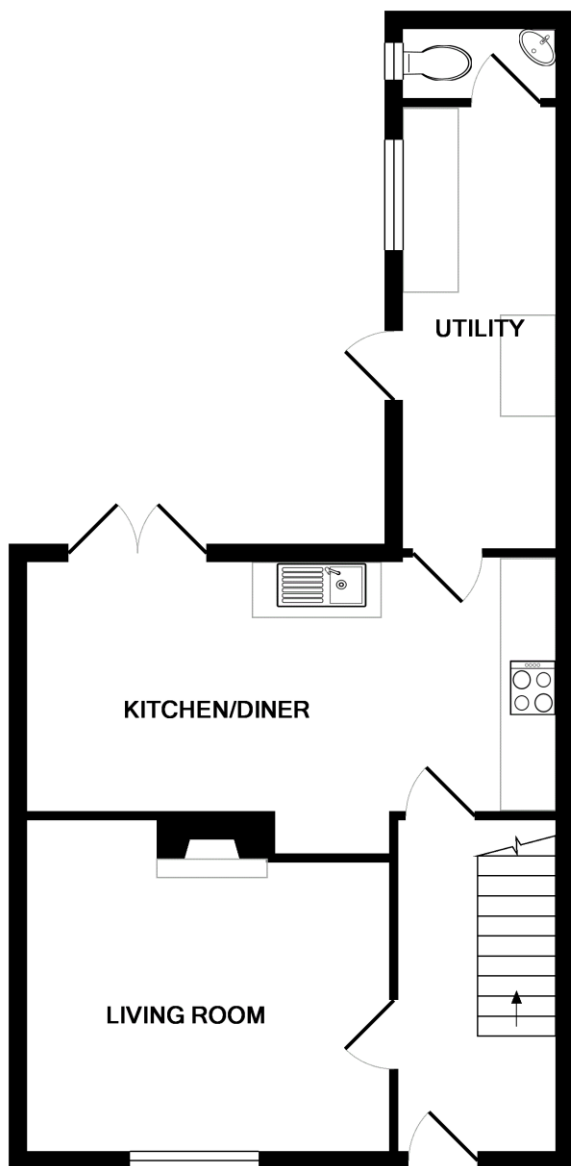
DIRECTIONS: From our office in Bath Road Saltford proceed into Manor Road and continue around the right hand bend and take the next turning left into Haselbury Grove where number 1 will be found on the left hand side recognised by the for sale board.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
01225 400400

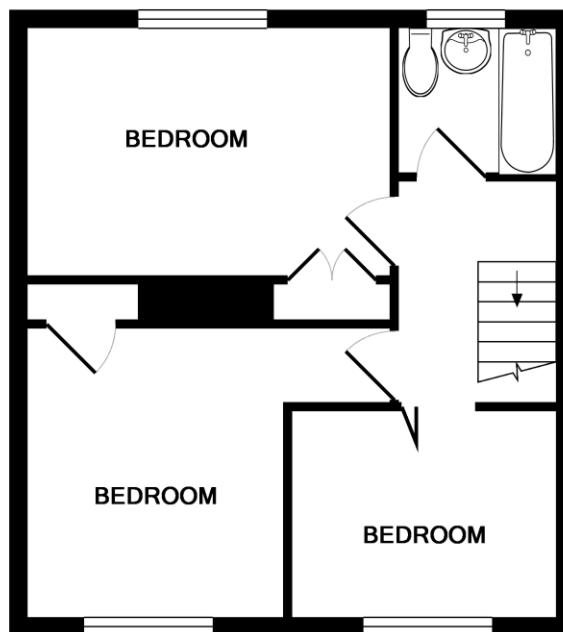
REF UWR1153







GROUND FLOOR
APPROX. FLOOR
AREA 50.1 SQ.M.
(539 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 38.7 SQ.M.
(416 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.8 SQ.M. (956 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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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