



37 ROCK LANE STOKE GIFFORD

Wonderful potential development opportunity is provided with this 1959 detached bungalow, set within about a third of an acre plot. It enjoys two vehicular accesses off a popular road in Stoke Gifford, and is being offered for with no onward chain.

For sale for the first time since being built 62 years ago, this generous bungalow requires updating throughout. The property sits well within a good size garden corner plot, with two existing driveways off Rock Lane, providing parking for several cars, caravan or even a boat! The accommodation includes porch, entrance hall, kitchen, large lounge dining room, 3 double bedrooms and wet room with separate cloakroom. A rear lobby gives access from the kitchen to the one and a half-sized garage which has an electric garage door plus inspection pit.

GUIDE PRICE **£800,000**



COUNTRY
PROPERTY

37 Rock Lane, Stoke Gifford, South Gloucestershire, BS34 8PF

🌿 Development Potential 🌿 In About a Third of an Acre 🌿 Detached 1950's Bungalow 🌿 3 Bedroom & Wet Room 🌿 Kitchen & Lounge Dining Room 🌿 No Onward Chain 🌿 Garage & Driveway Parking 🌿 Energy Efficiency Band D

Stoke Gifford is an established residential area towards the outskirts of Bristol with local shops and good amenities. The M32 and M4/ M5 interchange at Almondsbury is within a few miles. Bristol Parkway rail terminal is within easy reach as is The Mall at Cribbs Causeway, MOD Abbey Wood, the University (UWE) and Rolls Royce. Southmead Hospital is within a short driving distance.



GROUND FLOOR

Rear Porch

Entrance Hall Airing cupboard, loft access (ladder & light plus boarded) 2 x radiators.

Cloakroom Window to rear, low level WC, hand basin, part tiling to walls.

Kitchen 9' 9" x 10' 8" (2.97m x 3.25m) Window to rear, range of wall and base units with tiled worktops over, part tiling to walls, single drainer one and a half bowl sink unit, inset gas hob with cooker hood over, high level double oven and grill, space for fridge and freezer, fitted microwave, Worcester gas combi boiler, plumbing for washing machine and dish washer, tiled floor.

Lounge Dining Room 27' 1" max x 11' 2" (8.26m x 3.40m) Window to front, fireplace, 2 x radiators, large patio doors to front.

Bedroom 1 10' 7" x 14' 3" (3.23m x 4.34m) Windows to side, range of fitted and built-in wardrobes cupboard and bedside units, radiator.

Bedroom 2 11' 9" x 9' 8" (3.58m x 2.95m) Windows to side and rear, fitted/built-in wardrobes and bedside units, radiator.

Bedroom 3 8' 8" x 12' 6" max (2.64m x 3.81m) Window to side, built-in wardrobe, radiator.

Wet Room Window to rear, low level WC, bidet, hand basin, disabled access with shower over, part tiling to walls, tiled floor, warm air heater, heated towel rail.

Side Lobby Accessed off kitchen, this useful storage area also provides access to the garage and rear garden, tiled floor, 2 x sky lights.

OUTSIDE

Garage 12' 10" x 23' 0" (3.91m x 7.01m) Window to rear, up and over electric garage door, inspection pit, power and light.

In About A Third Of An Acre The overall plot size is approximately 32 yards x 49 yards, mainly laid to lawn, mature hedgerows, walls and fences form the boundaries, flower beds and borders, trees and shrubs including fruit trees, patios, exterior lighting, tap. The property benefits from two gated accesses from Rock Lane with driveway parking for several vehicles on both drives. Large covered area where a caravan could be housed.

FURTHER DETAILS

Directions From Bristol Parkway Railway Station, proceed North along Hatchet Road, at the next roundabout turn right into North Road. Pass The Beaufort Arms pub and after about a quarter of a mile turn right into Rock Lane. Number 37 will be found on the left just before the left-hand bend. Please look for our "For Sale" sign.

Tenure Freehold

Council Tax Band E

Services All main services are connected.

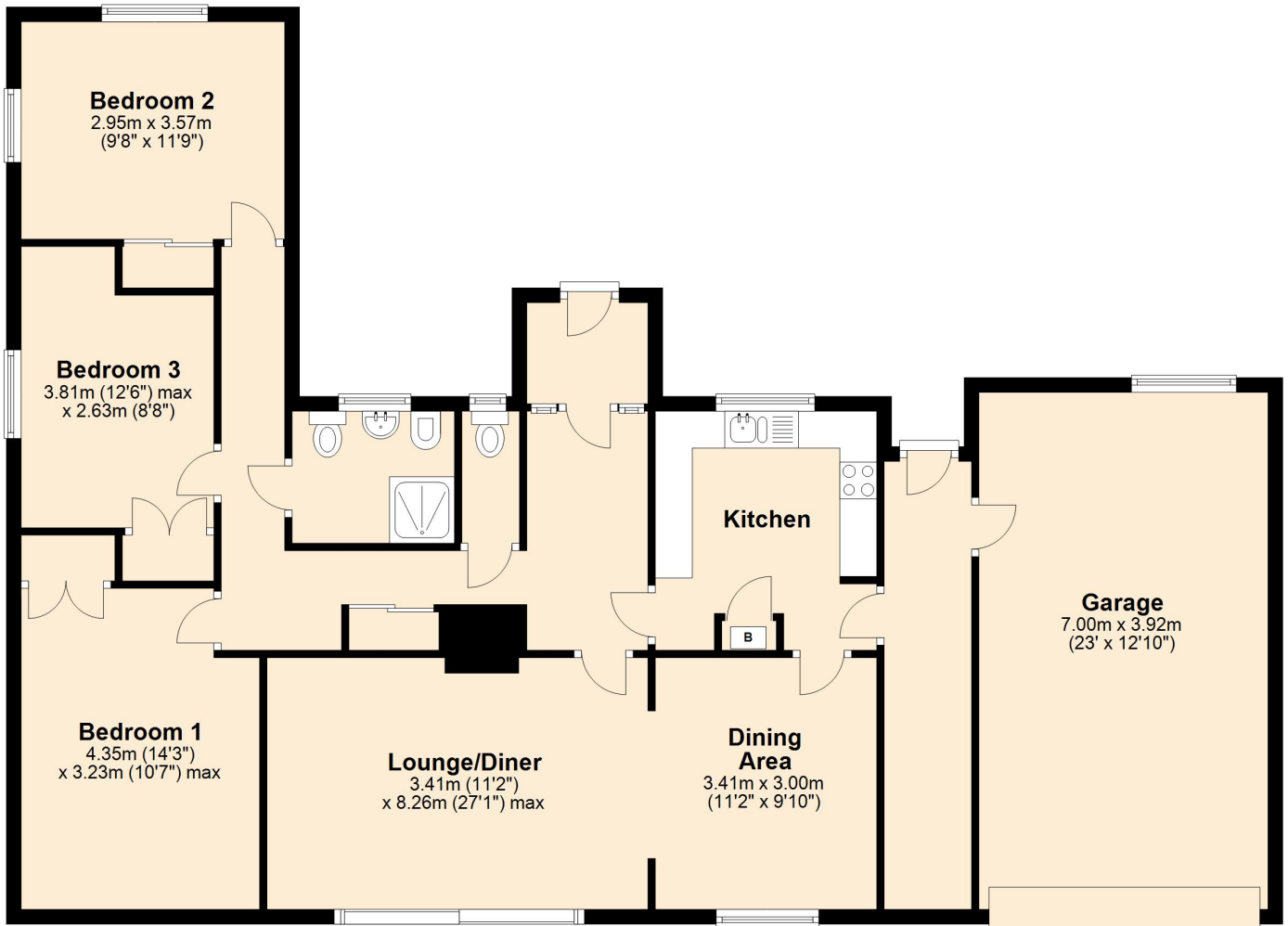


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		78
(55 to 68)	D	61	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Ground Floor

Approx. 135.3 sq. metres (1456.4 sq. feet)



Total area: approx. 135.3 sq. metres (1456.4 sq. feet)

Sketch plan for illustrative purposes only
Plan produced using PlanUp.



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The Grange, 73 Broad Street, Chipping Sodbury
South Gloucestershire, BS37 6AD

01454 321339

www.countryproperty.co.uk

enquiries@countryproperty.co.uk

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