



# 27 The Culvert, Bristol

Four Bedroomed Detached House





# 27 The Culvert

£420,000

📍 Bristol, BS32 8AB

\*\*\* COMING SOON \*\*\*

This excellent Barrett family home is located on 'The Culvert' and is centrally located in Bradley Stoke. The property falls into excellent school catchments and is situated near to local amenities such as The 'Willow Brook Centre' offering shops/groceries and restaurants.

Local leisure facilities/library and the Three Brooks Nature reserve are all within a short walk.

Bradley Stoke is a popular town located in North Bristol. The area offers excellent links to the M4/M5 motorway networks and the Stoke Gifford Bypass leading to the M32 and surrounding area. With rail links situated at Parkway Station based in Stoke Gifford and the metro bus links.

The property comprises of a lobby, lounge, dining room, kitchen, utility Room, cloakroom. The floor above has four bedrooms where the master has an ensuite and a further family bathroom. The property overlooks a small green and has a driveway providing off street parking, garage and good size rear garden.

For more information or to arrange your appointment to view call Edison Ford Today





### Entrance Area

The property is accessed via a UPVC double glazed door

### Lounge

13' 8" x 15' 7" (4.17m x 4.75m) Double glazed window, fire place with coal effect gas fire, 2 x radiators, laminate flooring , stairs to first floor, archway to:

### Dinning Room

9' 4" x 7' 9" (2.84m x 2.36m) UPVC double glazed french doors leading to garden, laminate flooring, radiator, door to:

### Kitchen

9' 5" x 9' 4" (2.87m x 2.84m) Kitchen with comprehensive range of wall and base units, work surface with tiled splash back, stainless steel one and half bowl sink unit, built in stainless steel oven, fire ring stainless steel gas hob, extractor hood, space for fridge/freezer, space and plumbing for dishwasher, radiator, double glazed window, door to:

### Utility Room

5' 0" x 4' 11" (1.52m x 1.50m) Space and plumbing for Washing machine, space for appliance, built in rolled edge work surface, radiator, gas boiler supplying central heating and domestic water, door to rear garden, door to:

### Cloakroom

Low Level WC, vanity unit with wash hand basin, radiator, double glazed window

### Landing

Access to loft space, airing cupboard, doors to:

### Bedroom One

13' 5" x 10' 2" (4.09m x 3.10m) Double glazed window, radiator

### Ensuite

Shower cubicle with fully tiles walls, low level WC, vanity unit with wash hand basin, window, extractor fan, radiator,

### Bedroom Two

12' 0" x 8' 8" (3.66m x 2.64m) Double glazed window, radiator

### Bedroom Three

9' 3" x 6' 9" (2.82m x 2.06m) Double glazed window, radiator

### Bedroom Four

8' 8" x 8' 4" (2.64m x 2.54m) extending to 11' (3.35m) Double glazed window, radiator

### Bathroom

Suite comprising of whirlpool spa bath with shower attachments, low level WC, vanity unit with wash hand basin, underfloor heating with electronic control/timer, extractor fan, walls fully tiled, double glazed window

### Outside Front

Laid to driveway providing parking for up to three cars and access to :

### Garage

Internal garage with up and over door

### Rear Garden

Laid mainly to lawn with patio area adjoining property, built in storage shed, enclosed by timber lap fencing with side gate to front of property.

### Disclaimer

PROPERTY MISDESCRIPTIONS ACT 1991

"The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

"The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

"Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property."

"The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts".



# FLOOR PLAN

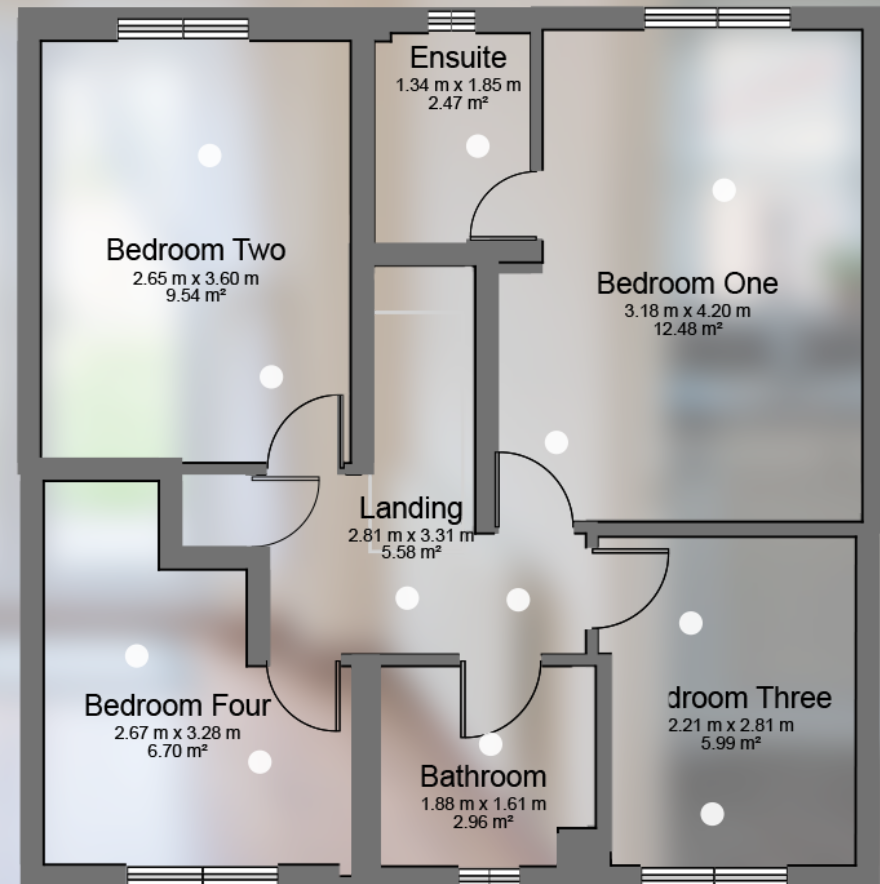
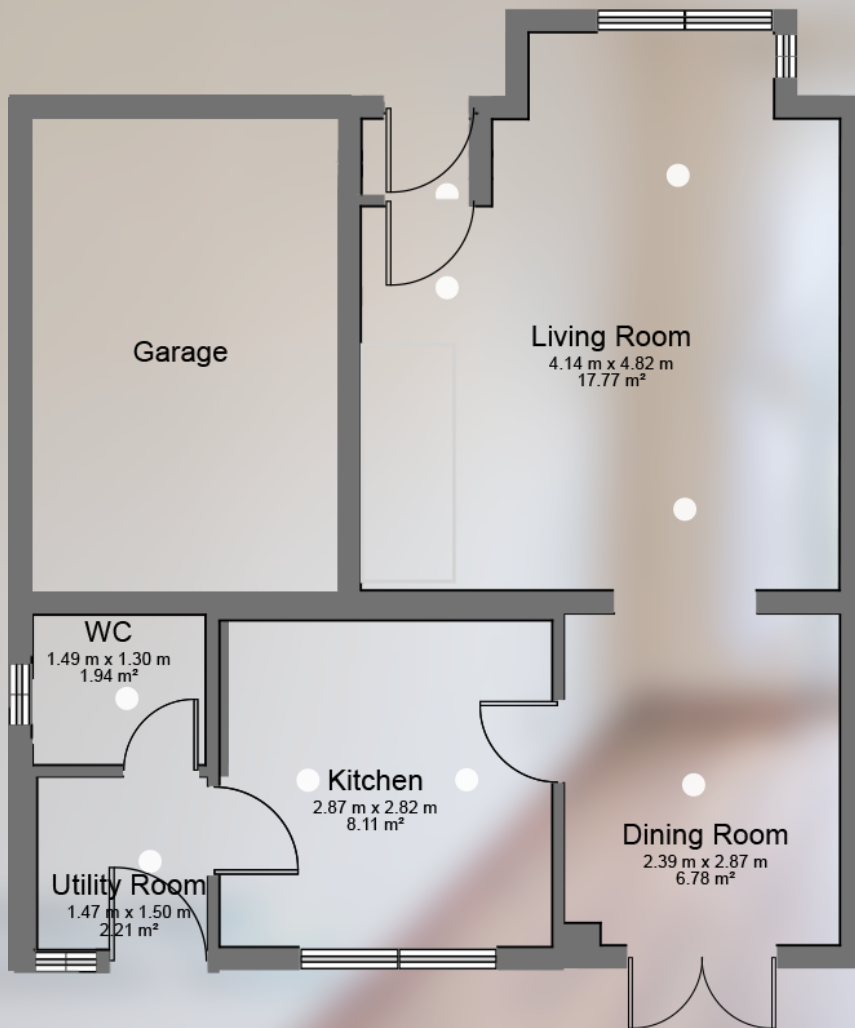
For illustrative purposes only. Not to scale. Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error omission or measurement.

# 360 VIRTUAL TOUR

Explore the property using our 360-degree virtual tour, like Google's Streetview. Visit the below website..



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC











## Would you like to arrange a viewing?

Please call Edison Ford on 01454 316718 or email [enquiries@edisonfordproperty.co.uk](mailto:enquiries@edisonfordproperty.co.uk)



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