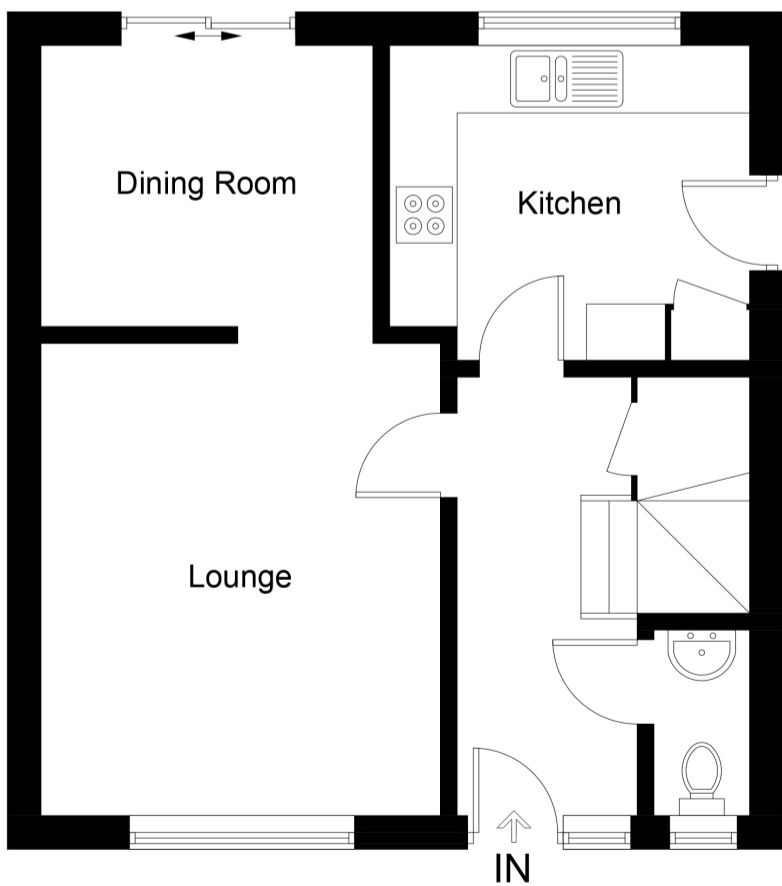


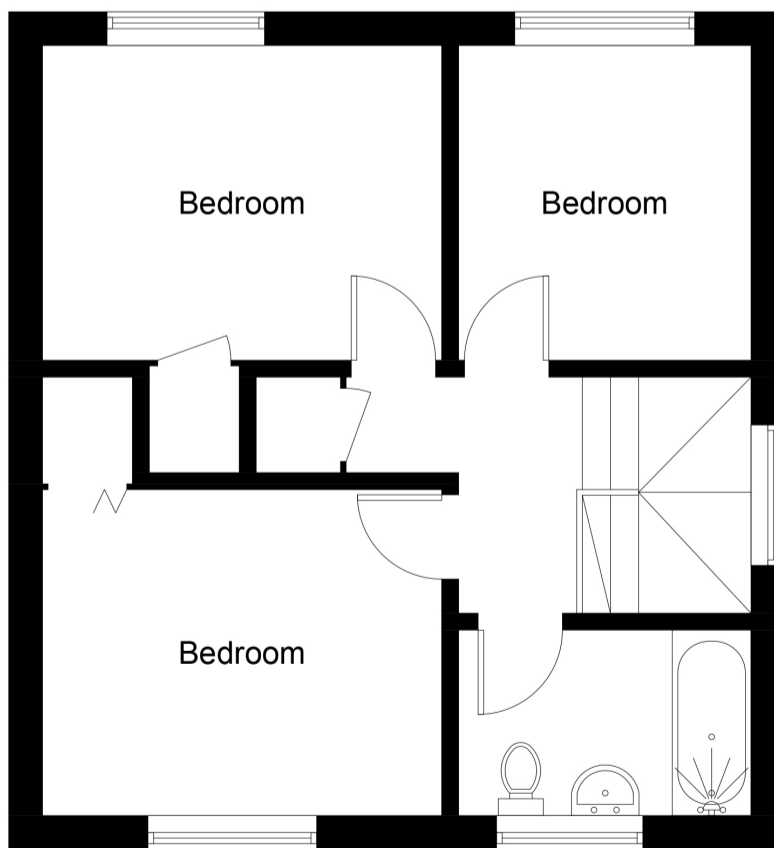


40 Bibury Close

Approximate Gross Internal Area = 86.8 sq m / 934 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	84
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1139223
 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.
 Floor Plan Produced by EPC Provision



A well presented detached family home that occupies a generous corner plot on the ever popular East side of town. Well presented throughout, this delightful home is well placed for good local schools, the mainline train station at Backwell, Festival Cycle Path and nearby parkland. Recently redecorated, this well balanced family sized accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room and Kitchen, three good sized Bedrooms and Family Bathroom. Outside there are well maintained gardens to the front, side and rear along with a Garage and driveway parking. N.B. The solar panels are owned outright and provide income of around £1000 per annum as well as lower cost electricity.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door with matching side panel. Stairs rising to first floor accommodation with large storage cupboard below. Radiator and vinyl flooring. Doors to Cloakroom, Sitting Room and Kitchen.

Cloakroom

Tiled and fitted with a white suite comprising low level W.C. and vanity unit with inset basin. Vinyl flooring and UPVC double glazed window to front.

Sitting Room

13' 8" x 11' 6" (4.17m x 3.51m)
Radiator. UPVC double glazed window to front. Opening to Dining Room.

Dining Room

9' 7" x 7' 11" (2.92m x 2.41m)
Radiator. UPVC double glazed sliding patio doors to rear. Serving hatch to Kitchen.

Kitchen

10' 5" x 8' 11" (3.17m x 2.72m)
Fitted with a range of wall and base units with roll edge work surfaces over. inset one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks and pelmet lighting. Built in electric oven, gas hob and extractor. Spaces for washing machine, tumbler dryer and fridge/freezer. Wall mounted 'Vaillant' combi boiler. UPVC double glazed window to rear and UPVC double glazed door to side.

Landing

UPVC double glazed window to side. Loft access and airing cupboard. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

11' 8" x 9' 5" (3.56m x 2.87m)
Built in wardrobe. Radiator. UPVC double glazed window to front.

Bedroom 2

11' 7" x 9' 2" (3.53m x 2.79m)
Built in cupboard. Radiator. UPVC double glazed window to rear.

Bedroom 3

9' 1" x 8' 5" (2.77m x 2.57m)
Radiator. UPVC double glazed window to rear.

Family Bathroom

8' 0" x 5' 4" (2.44m x 1.63m)
Tiled and fitted with a white suite comprising; panelled bath with mixer tap, shower attachment and glazed screen, pedestal wash hand basin and low level W.C. Vinyl flooring, heated towel rail, extractor and shaver point. UPVC double glazed window to front.

Front & Side Gardens

Enclosed by low brick wall and laid to lawn with block paved drive way for 2 cars.

Rear Garden

Fully enclosed by brick wall and timber panel fencing with gated access to the front. Predominantly laid to a paved patio which extends across the width of the garden whilst the remainder is laid to lawn with deep shrub filled borders. Timber built summer house, outside tap and lighting. Access to rear of Garage.

