

# 125 Dragon Road, Winterbourne, South Gloucestershire BS36 1BL

Set in the popular town of Winterbourne, this well presented mid terrace house would make an ideal first home or investment alike. With neutral decor throughout, this blank canvas is also available for sale with NO ONWARD CHAIN! The property is within walking distance to the local amenities and also only a short drive to the M4/M32 junctions - so fantastic for those commuting into Bristol. This lovely home comprises of an entrance hall, here you will find a handy downstairs WC, then access to a good size living room to the front. A light and bright kitchen/diner can be found to the rear and is an inviting area which offers space for all appliances, and an allocated dining area and access to the rear garden. The first floor offers three bedrooms of which two are double bedrooms and one a generous single along with a modern shower room. Outside the property is set back from the road with a large front garden laid to lawn (Permission has been granted for a dropped curb whereby you will be able to create off road parking if desired). Then to the rear there is an enclosed garden with small outbuilding providing storage.

## Situation

The village of Winterbourne is located just a short commutable distance from North Bristol and enjoys easy access to attractive countryside surrounds, including the pretty Frome Valley Walk which meanders through the picturesque woods in Winterbourne Down. The High Street has a selection of local shops and in addition to nursery and toddler groups there is Elm Park and Saint Michaels C of E Primary Schools, plus Winterbourne Academy (state secondary school). There is excellent commuting to Bristol (and London Paddington Railway Station) from the village due to Winterbourne being just 2.7 miles from Parkway Train Station and 2.2 miles to the Hambrook Junction (J1) of the M32. (M4 Junction 19). The centre of Bristol is easily reached on the M32 as is only 7 miles away directly down the M32.

## Property Highlights, Accommodation & Services

- No Onward Chain!
- Three Bedroom Terrace House
- Kitchen/Diner
- Downstairs WC
- Lounge
- Shower Room
- Walking Distance to Local Shops
- Ideal First Home or Investment
- 5 Minute Drive to M4 and M32
- Council Tax Band - C - South Gloucestershire Council

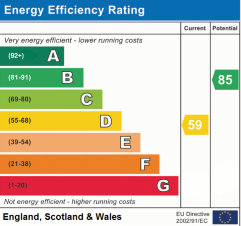
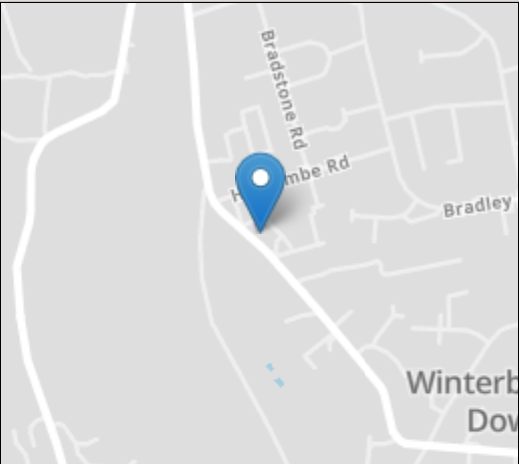
## Directions

Travelling through Winterbourne, turn onto Dragon Road as you see the Co-op supermarket. Follow the road along and you will find Harcombe Road, turn left onto this road and then take the first right into Perry Close. The rear of the property is found on the right hand side.

**Local Authority & Council Tax** - South Gloucestershire Council - 01454 868686 - Tax Band C

**Tenure** - Freehold

**Contact & Viewing** - Email: [mil\\_sodburysales@milburys.co.uk](mailto:mil_sodburysales@milburys.co.uk) Tel: 01454 318338



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