

New Road

Pensford, Bristol, BS39 4AR

COOPER
AND
TANNER



£330,000 Freehold

3 1 2 EPC B

Description

A three bedroom, three storey semi detached property, built with natural stone elevations and enjoying a courtyard garden and allocated parking for one car. The property is located in the village of Pensford, just a short distance from Bristol. In brief the accommodation comprises an entrance hall with a turning staircase rising to the first floor, downstairs WC, sitting room with French doors leading out on to the rear courtyard garden and a door leading into the kitchen which has a range of fitted wall and base units with integrated oven and hob, dishwasher and fridge. To the first floor there are two bedrooms, both having built in wardrobes and a family bathroom. To the second floor there is the main bedroom with en-suite shower.

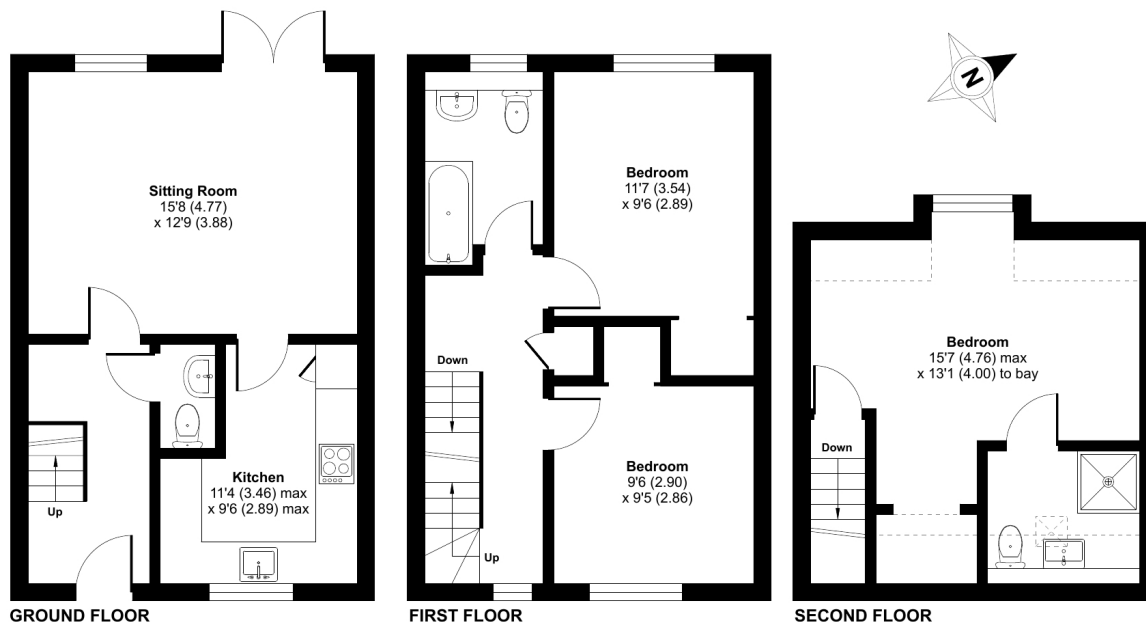
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Approximate Area = 969 sq ft / 90 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 1021 sq ft / 94.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Cooper and Tanner. REF: 1315706



Features

- Three storey semi detached property
- Outskirts of the village
- Courtyard garden
- Allocated parking
- Fitted kitchen
- Sitting room
- Main bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Viewing recommended

Local Information

- Council Tax Band D
- Tenure Freehold
- EPC Rating B

MIDSOMER NORTON OFFICE

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