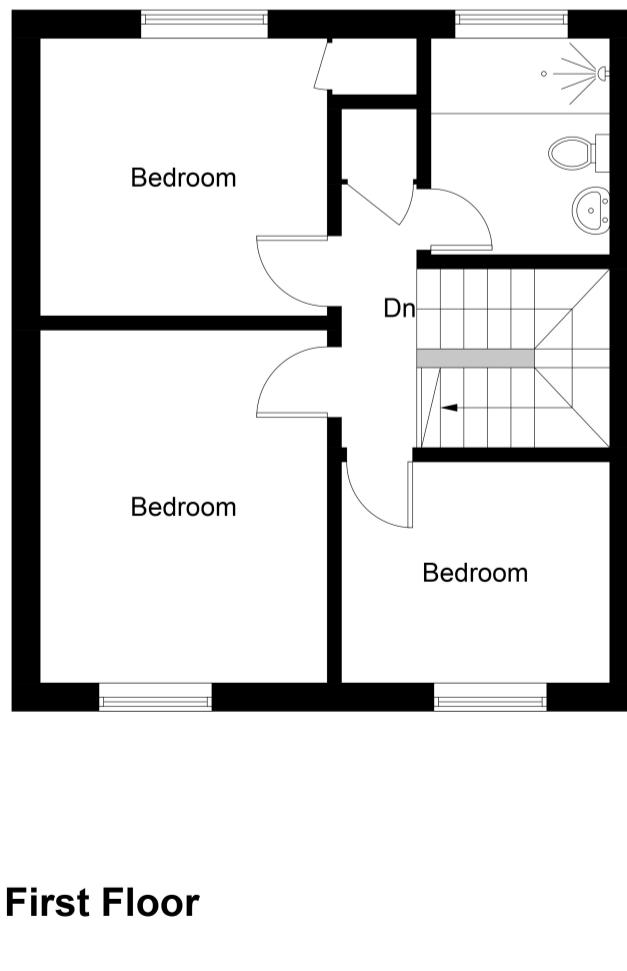
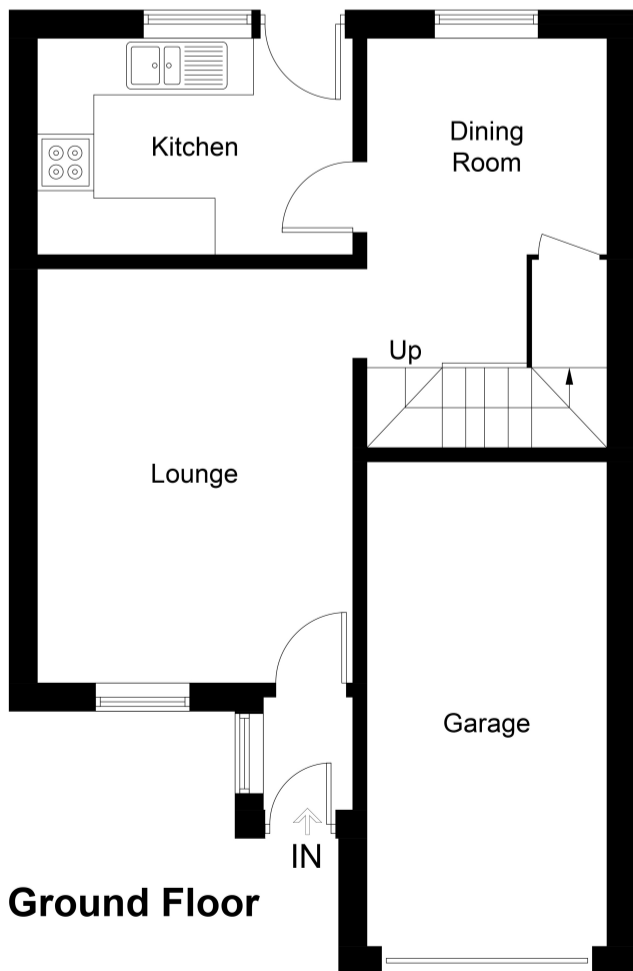




78 Tetbury Gardens

Approximate Gross Internal Area = 77.6 sq m / 835 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 90.7 sq m / 976 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1122935
 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



This lovely three bedroom semi detached home is located on the East side of town in this ever popular Trendlewood Cul de Sac. Positioned close to local parkland, this well balanced home is well positioned for access to local schools, the mainline train station at Backwell and access to Festival Way Cycle Path. Offered for sale with no onward chain, the well maintained accommodation briefly comprises; Entrance Porch, Sitting Room, Dining Room and Kitchen, three DOUBLE Bedrooms and Family Shower Room. Outside, there much loved, well stocked Gardens, Driveway and Garage. EPC to follow.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed door with UPVC double glazed window to side. Coir floor covering. Multi paned glazed door to Sitting Room.

Sitting Room

14' 4" x 11' 0" (4.37m x 3.35m)

Feature minster style stone fireplace with electric fire inset. Radiator. UPVC double glazed window to front. Arch to Dining Room.

Dining Room

11' 0" max x 8' 2" (3.35m max x 2.49m)

Stairs rising to first floor accommodation with cupboard below. Radiator. UPVC double glazed full height window to rear. Door to Kitchen.

Kitchen

11' " x 7' 7" (NaNm x 2.31m)

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 and tiled splash backs. Gas oven with extractor over. Space for washing machine and fridge freezer. Floor standing 'Ideal Mexico' boiler. Vinyl flooring. UPVC double glazed window overlooking rear garden. UPVC double glazed stable door to rear.

Landing

Loft access with ladders. Airing cupboard housing immersion tank. Doors to all Bedrooms and Shower Room.

Bedroom 1

12' 5" x 10' 1" (3.78m x 3.07m)

Radiator. UPVC double glazed window to front.

Bedroom 2

10' 1" x 9' 7" (3.07m x 2.92m)

Built in cupboard. Radiator. UPVC double glazed window to rear.

Bedroom 3

Family Shower Room

7' 7" x 6' 3" (2.31m x 1.91m)

Tiled and fitted with a white suite comprising; large walk in shower unit with electric shower, pedestal wash basin and low level W.C. Heated towel rail. UPVC double glazed window to rear.

Front Garden

The pretty frontage is laid to lawn with well stocked borders. Driveway to garage and pathway to house.

Garage

Up and over door to front. Power connected.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the front, this Southerly aspect garden enjoys a good deal of privacy. Well stocked with a variety of mature plants, the garden comprises a paved patio leading to a tiered lawn which is edged with shaped beds and two specimen trees. Outside tap and timber shed.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C

