

£330,000
Freehold



**HUNTER
LEAHY**
YOUR PROPERTY EXPERTS

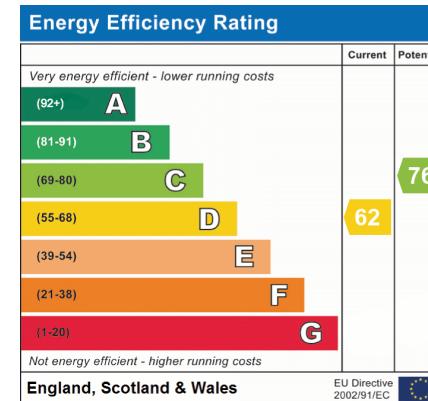


Features

- No Onward Chain
- Popular Trendlewood Location
- Perfectly Located For Schools & Mainline Train Station At Backwell
- In Need Of Some Cosmetic Updating
- Perfect Opportunity For Someone Looking To Stamp Their Own Mark
- Entrance Hall, Sitting Room & Kitchen/Dining Room
- 3 Bedrooms & Family Bathroom
- Open Outlook To Front
- Garage Located Nearby With Power Connected

Summary of Property

Coming to market for the first time in nearly thirty years, this much loved home occupies a favoured position on the popular Trendlewood side of town, located opposite a protected copse and perfectly placed for access to local schools, parkland and the mainline train station at Backwell. Offered for sale with no onward chain and in need of some cosmetic updating, this well maintained semi detached house offers an ideal opportunity for someone wishing to style a home to suit their own taste. Perfectly liveable throughout, the accommodation briefly comprises; Entrance Hall, Sitting Room and Kitchen/Dining Room, three Bedrooms and family Bathroom. Outside, there are Gardens to front and rear, the latter being enclosed with gated access to a parking area and Garage that has power connected.



Room Descriptions

Entrance Hall

Entered via aluminium double glazed door with matching glazed side panel. Stairs rise to first floor accommodation with storage cupboard under. Radiator. Doors to Sitting Room and Kitchen/Dining Room.

Sitting Room

14' 7" x 11' 5" (4.45m x 3.48m)

Feature fireplace with stone surround with electric coal effect fire basket. Radiator. UPVC double glazed window to front..

Kitchen/Dining Room

17' 4" x 9' 2" (5.28m x 2.79m)

Fitted with a range of wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Built in electric eye level double oven with gas hob and extractor over. Spaces for washing machine and upright fridge/freezer. Base unit conceals wall mounted gas boiler. Vinyl flooring and radiator. Two UPVC double glazed windows to rear. Aluminium double glazed door to side.

First Floor Landing

Loft access. Airing cupboard housing immersion tank. Doors to all Bedrooms and Bathroom.

Bedroom One

11' 11" x 9' 5" (3.63m x 2.87m)

Built in storage cupboard. UPVC double glazed window to front and radiator.

Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m)

Built in storage cupboard. UPVC double glazed window to rear and radiator.

Bedroom Three

9' 1" x 7' 8" (2.77m x 2.34m)

Fitted storage cupboard. UPVC double glazed window to front and radiator.

Bathroom

6' 6" x 6' 1" (1.98m x 1.85m)

Fully tiled and fitted with a suite comprising: panelled bath with mixer tap and thermostatic handheld shower, pedestal hand wash basin with mixer tap and low level W.C. Radiator and Vinyl flooring. UPVC double glazed frosted window to rear.

Front Garden

The frontage is easily maintained, laid to ornamental gravel with a variety of shrub beds. A pathway leads to the front and side of the property.

Rear Garden

Enclosed by timber panel fencing with gated access to both front and rear. Laid to lawn, paved patio and pathways with shrub borders. Outside Tap.

Garage

Located to the rear of the property. Up and over door to front. Lighting and power connected.

Tenure & Council Tax Band

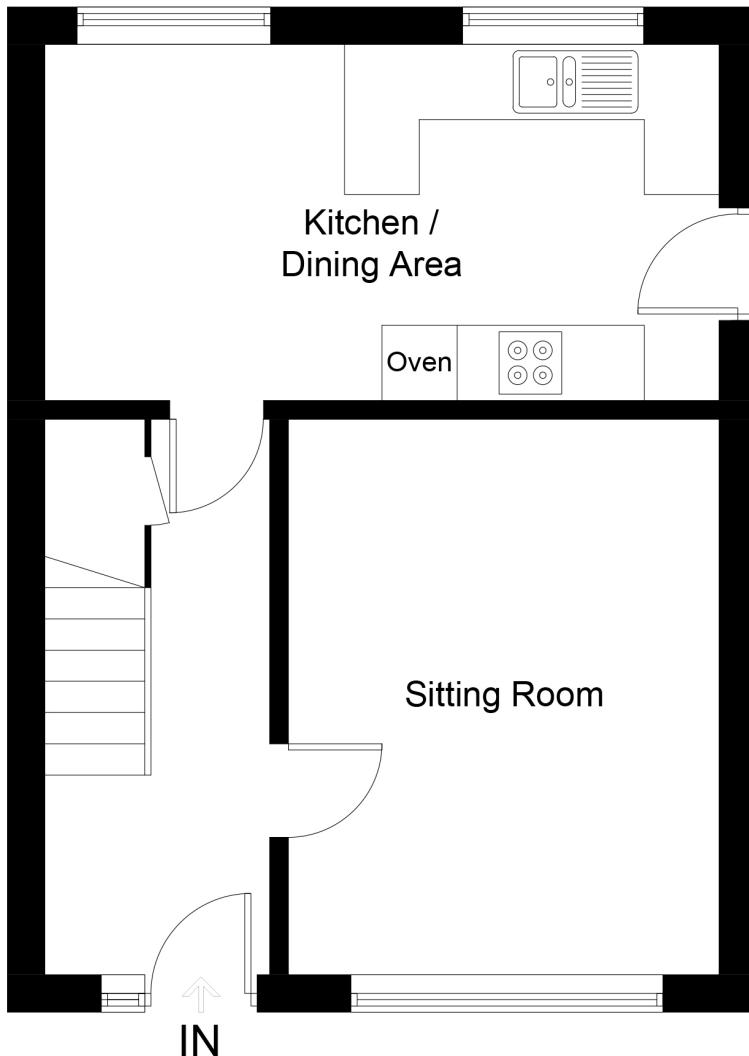
Tenure: Freehold

Council Tax Band: C

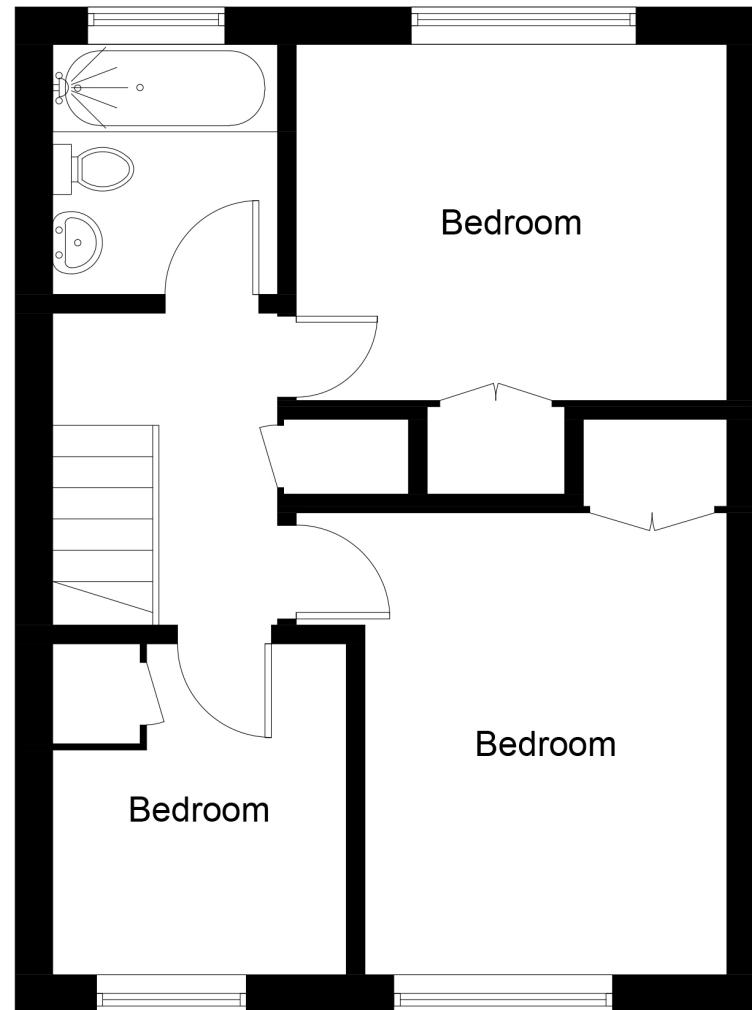


47 Trendlewood Way

Approximate Gross Internal Area = 80.7 sq m / 869 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1271896

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