



Court Avenue, Stoke Gifford Bristol BS34 8PJ

welcome to

Court Avenue, Stoke Gifford Bristol

This exceptional modern property occupies a desirable 'end of cul-de-sac' location within sough after Stoke Gifford village. The semi-detached home offers a well proportioned and very private rear garden, space prior to entry AND driveway parking to the front. Please contact us for more information.

Court Avenue

Entrance Hallway

A modern UPVC front door opens onto the delightful reception hall, stairs leading to the first floor landing. Doors then open onto the modern fitted kitchen and charming Living room. Wall mounted radiator, with the light hallway providing direct line of sight to the rear garden. A further door leads to the Downstairs W.C.

Kitchen

9' 6" max x 5' 7" max (2.90m max x 1.70m max)
Light fills the modern fitted kitchen from the double glazed window that overlooks the front driveway. The Kitchen itself is finished to a high standard with a matching range of wall and floor mounted units, built in electric fan assisted oven, complements the gas hob, with plumbing for a washing machine, with the sink placed under the window to take advantage of the front outlook.

W.C

Obscure glazed window to side aspect, Low level W.C, Vanity wash hand basin, wall mounted radiator.

Living Room

A generous bright living space, embellished with double glazed patio doors opening onto the landscaped enclosed rear garden and patio terrace. Wall mounted radiator, central ceiling pendant light.

Stairs Leading Upwards

Landing

Matching doors lead to the two well proportioned bedrooms and family bathroom. With loft hatch providing access to the overhead loft space.

Bedroom One

13' max x 11' 8" max (3.96m max x 3.56m max)

Bathroom

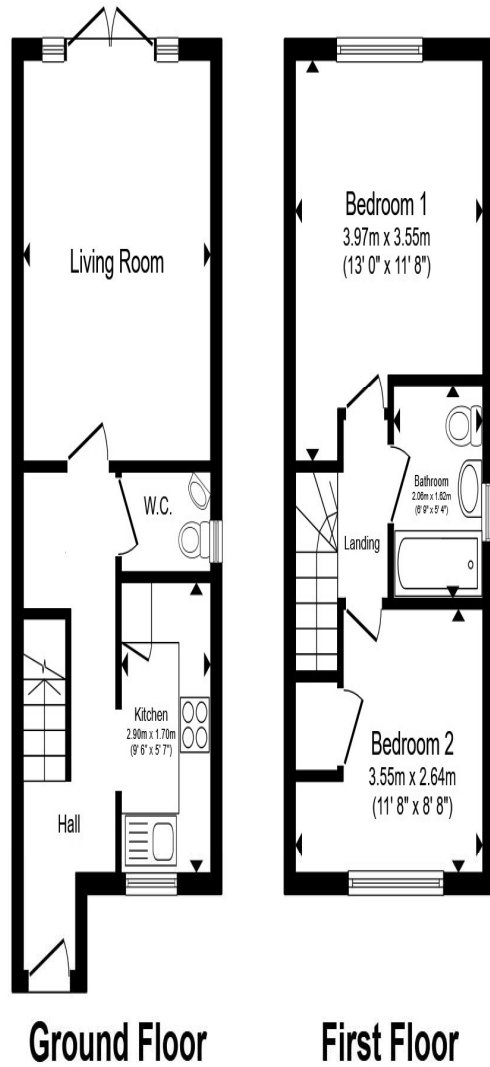
6' 9" max x 5' 4" max (2.06m max x 1.63m max)
Modern fitted white bathroom suite, consisting, Low level W.C, Pedestal wash Hand basin, Single panel bath with shower over. Obscure glazed window to side aspect, wall mounted radiator.

Bedroom Two

8' 8" max x 11' 8" max (2.64m max x 3.56m max)
Double glazed window over looking front driveway, Built in airing cupboard, wall mounted radiator, central ceiling light pendant.

Garden

Fully enclosed rear garden, facing a bright aspect. Designed to be low maintenance, With patio terrace and white ornamental stone. Double glazed doors with picture window bring the outdoors into the internal living space.



Total floor area 58.3 m² (628 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Court Avenue,
Stoke Gifford Bristol

- Desirable Two Bedroom Semi-Detached Home
- Cul-de-Sac Position Within Sought-After Stoke Gifford
- Separate Kitchen and Downstairs Cloakroom WC from Hallway
- Gas Central Heating / Double Glazing / Well Presented
- Main Living Room with Direct Access to Garden

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

£275,000



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Property Ref:
STG110172 - 0002

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