



ESTATE AGENTS

... the key to a successful move



Meadowland Road, Henbury, Bristol, BS10 7PW

**Offers in excess
of £359,950**

- * Sought After Residential Location
- * Spacious Throughout
- * Excellent Transport Links
- * Three bedrooms, with scope to add a fourth
- * Potential to extend at the side (subject to planning)

w: www.keysestateagents.co.uk

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ACCOMMODATION

DESCRIPTION

A spacious, Semi-Detached, three-bedroom, Dormer Bungalow boasting a generous rear garden and conservatory. This delightful home offers a generous living space of 1,216 square feet, providing ample room for both relaxation and entertainment. Built in 1965, the property combines classic features with modern comforts, making it an ideal choice for families or professionals seeking a welcoming environment.

The residence boasts two spacious reception rooms, three well-proportioned bedrooms two bathrooms, with a conservatory overlooking the garden adding to the charm of this home, providing a bright and airy space that can be enjoyed throughout the year.

Meadowland Road enjoys a prime position on the edge of the scenic Blaise Castle Estate, just a short walk from its woodland and open parkland. There are excellent transport links, including easy access to the motorway network and local bus routes. Meadowland Road is a convenient location with easy access to Cribbs Causeway.

This property presents a wonderful opportunity for those looking to establish their home in a desirable area. With its combination of space, comfort, and location, it is sure to attract interest

GROUND FLOOR

LOUNGE 15'8" x 10'3" (4.80m x 3.13m)



DINING ROOM 15'7" x 9'1" (4.75m x 2.78m)



KITCHEN 15'7" x 8'7" (4.75m x 2.62m)



CONSERVATORY 13'9" x 8'0" (4.21m x 2.45m)



SHOWER ROOM

FIRST FLOOR

BEDROOM 16'2" x 12'0" (4.93m x 3.66m)

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BEDROOM 12'0" x 9'5" (3.68m x 2.88m)



BEDROOM 9'3" x 6'9" (2.82m x 2.06m)

BATHROOM



OUTSIDE

At the front of the property is a small well-kept garden and a driveway provides parking for two cars. Side gates open to a covered storage area and provide access to both the garage and rear garden.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 345645

Services

We believe all are available.

Tenure

Assumed to be freehold.

Offer Procedure

All offers should be made directly to Keys Estate Agents (01782 345645) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

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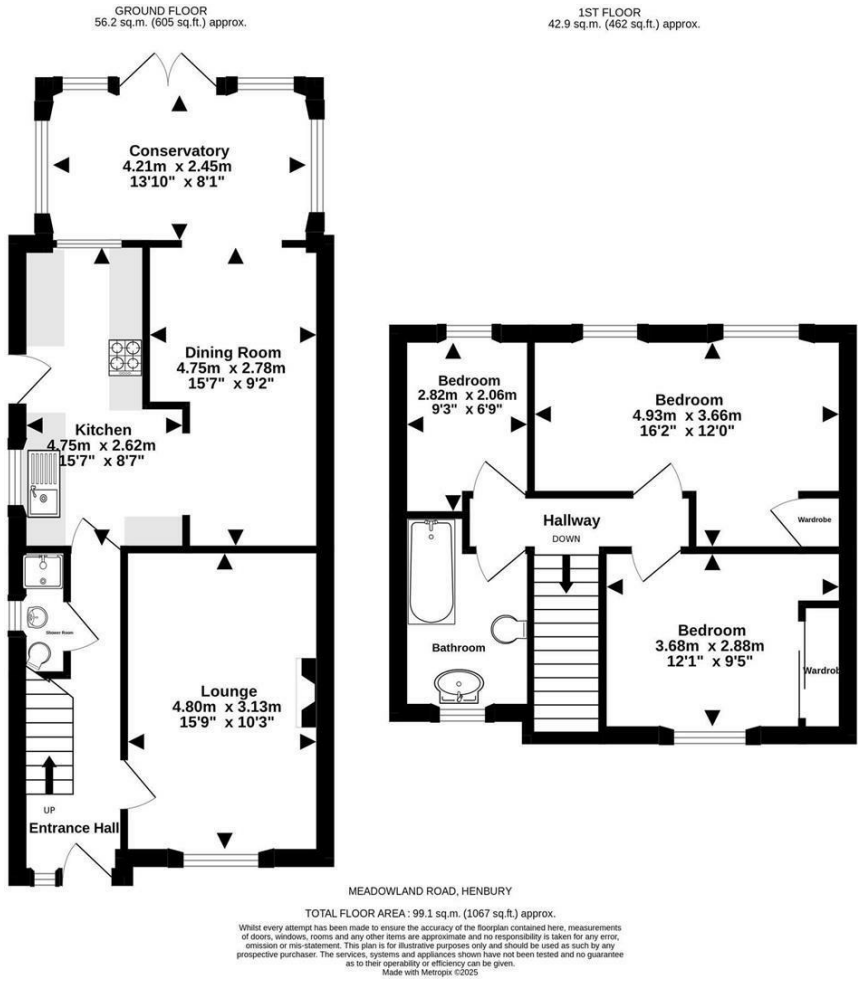


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

Written quotations of credit terms available on request. A life assurance policy may be required