



**Sandringham Road, Stoke Gifford Bristol BS34 8NR**



**welcome to**

## **Sandringham Road, Stoke Gifford Bristol**

This ideally located end-terrace home is well presented to include a pretty rear garden, lawn space to the front aspect and garage plus parking just adjacent. The well presented home offers incredible convenience, access to local amenities and proximity to Bristol Parkway Station.

### **Sandringham Road Entrance**

The entrance to this house is offered over the unusually generous front lane space with paving leading to the front door. Given its end-terrace position, the lawn extends to the side of the property which in turn accentuates the generous feeling of the overall plot.

### **Hallway**

Beyond the glazed front door you are met with a very well proportioned hallway leading to all areas. The space here is presented to a high standard with wood effect floor and boasts direct views into the garden via the kitchen. Light, bright and inviting from the outset.

### **Living Room**

12' 10" max x 13' 10" max ( 3.91m max x 4.22m max )  
The light and bright main living space offers dual aspect credential with a pretty front outlook and view of the garden through the well placed conservatory. Here a continuation of the modern and style flooring offers unity between areas and there is plenty of space for lounging a dining furniture. Finished in neutral colours, feature wallpaper and twin pendant lights.

### **Conservatory**

7' 7" max x 9' 3" max ( 2.31m max x 2.82m max )  
Sliding double glazed doors leads into the smart conservatory offering very social and flexible space dependant on requirements. Here we find modern wood effect flooring, opaque roof and windows to all side. A glorious space to enjoy the garden vista!

### **Kitchen**

7' 7" max x 8' 6" max ( 2.31m max x 2.59m max )

The well proportioned kitchen offers huge light, pretty views and all the expected appliances. Complete with wall and base units, integrated oven, hob and extractor, There is space for a washing machine and full sized fridge-freezer alongside oodles of storage.

### **Stairs Leading Upwards**

Presented well with smart carpet and wooden painted handrail. Here the front facing landing window offers further light which streams down and through into the hall. The landing then leads onwards with loft access via hatch.

### **Bedroom 1**

12' max x 10' 8" max ( 3.66m max x 3.25m max )  
The generous primary bedroom is again well presented and boasts light and lovely garden views. The space is complete with fitted carpet, integrated storage, feature wall paper and offers room for additional storage.

### **Bedroom 2**

7' 3" max x 9' 5" max ( 2.21m max x 2.87m max )  
Well proportioned for a room of it's type. Bedroom 2 is currently a spacious home office whilst offering tremendous flexibility. This could just as easily be a general bedroom, spare room or children's nursery for example.

### **Bathroom**

6' 4" max x 6' 2" max ( 1.93m max x 1.88m max )  
Stylish and functional three piece bathroom with an oversized bath with shower over. Complete with 'floating' basin, modern flooring, wall tiles and window to the front aspect.

### **External Garden**

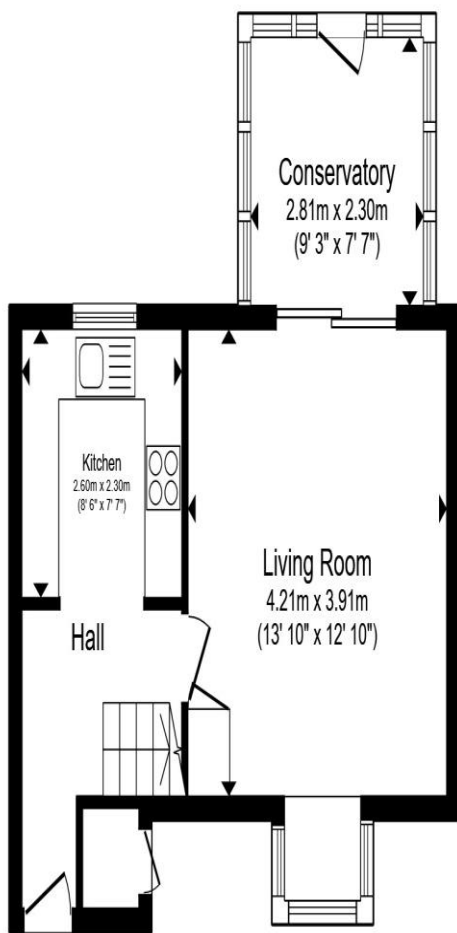
Well proportioned lawned garden with smart boundary fencing, decorative gravel sections, herbaceous borders and paved dining space. The garden feels particularly private given the extended proximity before the next dwelling and the open space to the side. Direct access from the property and further rear access leading to the well placed garage.

### **Garage**

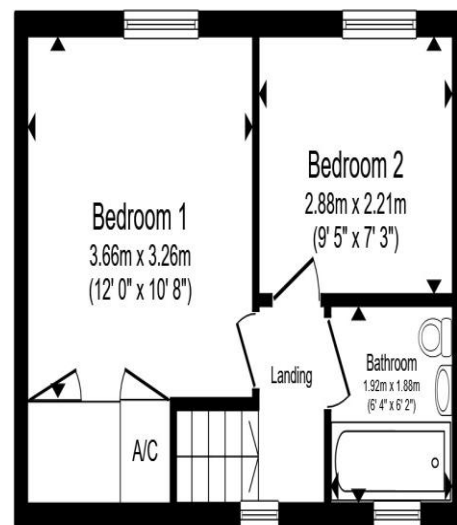
The garage and additional parking is located directly adjacent to the rear boundary of the home. A gate from the garden offers direct and convenient access. Complete with up-and-over doors and all is presented well.

### **Agents Notes**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



**Ground Floor**



**First Floor**

Total floor area 65.2 m<sup>2</sup> (702 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](http://www.propertybox.io)



**welcome to**  
**Sandringham Road,**  
**Stoke Gifford Bristol**

- Desirable Two Bedroom End-Terrace Home
- Highly Sought-After Stoke Gifford Location
- Generous Plot with Private Rear Garden plus Lawn Space to Front Aspect
- Well Placed Garage Directly Adjacent - Further Access from Garden
- Well Presented Throughout / Dual Aspect Main Living Space

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

**£285,000**



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Property Ref:  
STG110209 - 0003

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