

Connells

Fedden Close
Bristol

Fedden Close
Bristol BS16 2FE

for sale
£195,000







Property Description

50% Shared Ownership - A fantastic opportunity to purchase a beautifully presented three-bedroom semi-detached home, offering spacious and practical accommodation throughout.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and a convenient downstairs cloakroom. To the front of the property is a generous dual-aspect lounge, providing an excellent space for relaxing or entertaining guests. To the rear, the modern kitchen/dining room is well-equipped with a range of fitted units, ample worktop space and room for a dining table, with direct access to the rear garden, making it ideal for everyday family living.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom, together with two further bedrooms which are perfect for children, guests or a home office. Completing the first floor is a contemporary family bathroom.

Externally, the home benefits from an enclosed rear garden, providing a private outdoor space for entertaining or enjoying the warmer months. This property presents an affordable route onto the property ladder through a 50% shared ownership scheme, making it an excellent choice for first-time buyers.

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor, useful storage space and access to the cloakroom, kitchen and lounge.

Cloakroom

Fitted with a low-level WC and wash hand basin.

Lounge

A bright and spacious reception room offering plenty of space for comfortable seating and family living, with a large front-facing window allowing for an abundance of natural light.

Kitchen/Dining Room

A well-appointed kitchen fitted with a range of wall and base units, complementary work surfaces, sink unit, integrated appliance space and room for a dining table. A door provides direct access to the rear garden.

Landing

Providing access to all first-floor rooms and loft access.

Bedroom One

A generous double bedroom with built-in storage and ample space for additional bedroom furniture.

Bedroom Two

A well-proportioned bedroom, ideal as a child's room, guest bedroom or home office.

Bedroom Three

A versatile third bedroom suitable for a nursery, study or single bedroom.

Family Bathroom

Comprising a panelled bath with shower over, wash hand basin and low-level WC, finished in a modern style.

Outside

The property enjoys an enclosed rear garden, ideal for outdoor dining and

family enjoyment, with space for planting and entertaining.

Please Note:

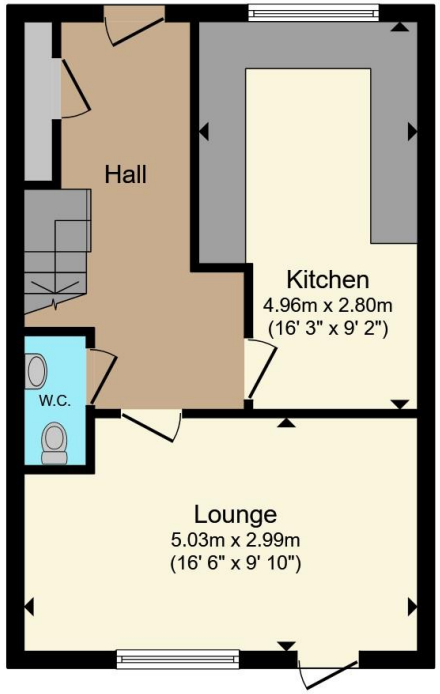
Shared Ownership Information: This property is offered on a 50% shared ownership basis. Prospective purchasers should be aware that eligibility criteria may apply, and a monthly rent will be payable on the remaining share. Full details are available upon request.

Agent's Note:

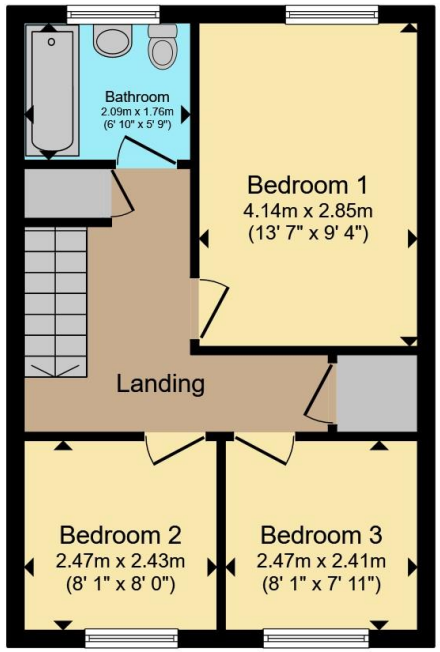
Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.







Ground Floor



First Floor

Total floor area 79.6 m² (856 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





To view this property please contact Connells on

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EPC Rating: B | Council Tax Band: B | Service Charge: Ask Agent | Ground Rent: Ask Agent | Tenure: Leasehold

view this property online connells.co.uk/Property/EME307256

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.