



Brentry

Guide Price £290,000

leese & nagle 

6 Forest Drive, Brentry, Bristol, BS10 6RX

- 2 Double Bedrooms
- Semi Detached
- No Onward Chain
- Well Presented
- Popular Tree Tops Development
- Garden and Parking

This delightful 2-bedroom house is offered with no onward chain. The property benefits open plan living downstairs, separate kitchen, 2 bedrooms, bathroom, a generous garden as well as 2 parking spaces. The property would suit a wide range of buyers being ready to move straight into. It enjoys access to some lovely walks nearby as well as superb motorway/transport links and is located in a courtyard setting off a quiet cul-de-sac.

The property is accessed into a useful entrance hall, perfect for shoes and coats, with a useful storage cupboard to side. Into the main house the living space is open plan, allowing for a lounge and dining area that is light and airy, with sliding patio door onto the garden. The space is well-presented with neutral décor and carpeting and gives access to the kitchen, stairwell to the first floor and storage cupboard beneath the stairs. The kitchen is to the front with window looking into the garden, a range of wall and base units, worktops with a tiled splashback, stainless steel sink/drainer, integrated electric hob and oven, plumbing for washing machine and hard-wearing flooring.





To the first floor, the landing provides access to the bedrooms, the bathroom, storage cupboard and loft hatch. Bedroom 1 has a pleasant view over the garden towards the woodland that provides the backdrop to the area, is neatly decorated, carpeted and has a built-in cupboard. Bedroom 2 is similarly a double room enjoying the same view and is an excellent second bedroom/home office. The bathroom has obscured window, with recently installed bathroom suite comprising bath with electric shower over, low level WC, wash hand basin and vanity unit.

Outside, there is a generous garden that is enclosed with wooden fencing, is largely laid to lawn with an area of stone chippings. There are a couple of attractive trees as well as secure side access.

There are 2 allocated spaces which are found either side of the pergola at the courtyard entrance.

With no onward chain a fast and efficient move is possible. Viewing highly recommended to avoid disappointment.



**Energy Performance Certificate
Rating C**

Council Tax Band B

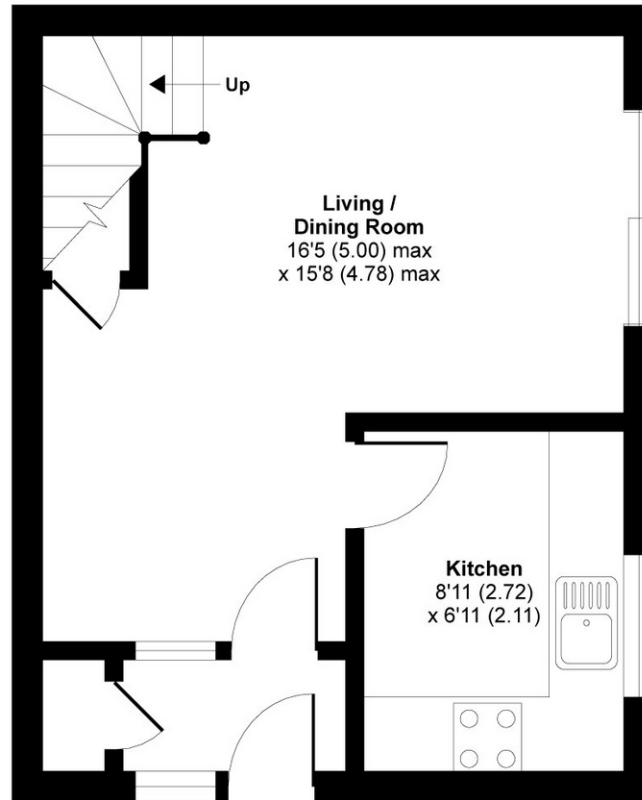




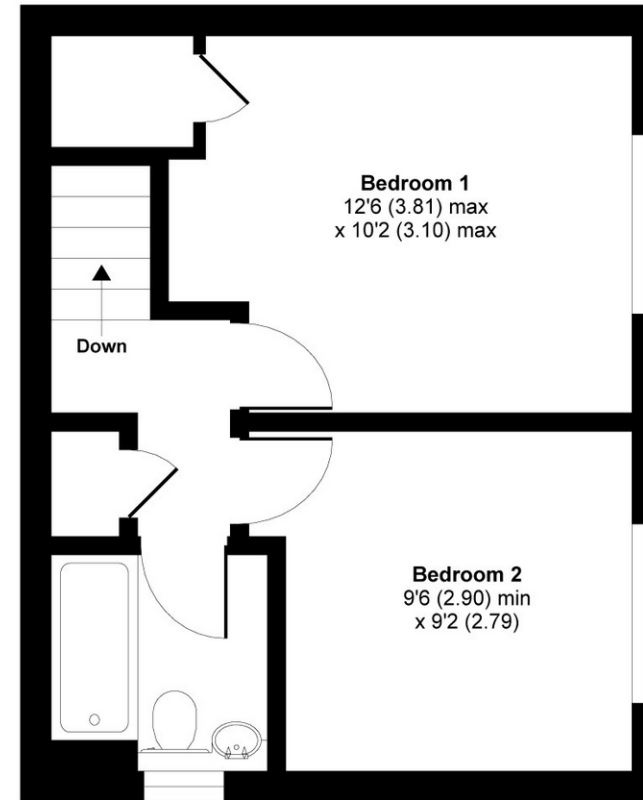
Forest Drive, BS10

Approximate Area = 620 sq ft / 57.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1150508



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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