



Stoke Bishop | Guide Price £582,500

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2 Old Sneed Cottages, 55 Stoke Hill, Stoke Bishop, Bristol, BS9 1EP

- 3 Bedrooms
- Modern Townhouse
- Great Location
- No Onward Chain
- Garage

A fantastic 3 bedroom, modern townhouse positioned in Stoke Bishop, BS9. The property offers contemporary living with access to local amenities and schooling and is sold with no onward chain.

The property is accessed to the front into the hallway which gives passage to the kitchen, living area, downstairs WC, built in storage and stairwell to the first floor. The kitchen is located to the front with window and boasts a range of wall and base units, wooden worktop with a tiled splashback, gas hob, built in oven, microwave, dishwasher and has laminate flooring. To the rear of the house is the main living space that acts as a lounge/diner with doors onto garden and window to rear. This room is neutral in decor with built in storage, coving and is carpeted.





To the first floor, the landing gives access to 2 bedrooms, as well as the main bathroom and stairwell to the second floor. Both bedrooms on this level are double rooms with a view to the front and rear respectively. Furthermore, both benefit from built in wardrobes. The main bathroom has an obscured window to rear and comprises bath with shower over, low level WC, wash hand basin and is partly tiled.

To the second floor, the landing gives passage to the main bedroom suite and walk in cupboard. The principal bedroom measures 23'4 x 9'2 max with window to front, built in wardrobes, access to loft and a shower en-suite with skylight.

Outside, to the front there is an attractive low level stone wall with pathway to the house.

To the rear, there is an enclosed rear garden with patio immediately from the house. Then there is a lawned area with several shrubs and a pathway that gives rear access.

Finally, there is a garage which is accessed via Old Sneed Road. The garage has an up and over door and measures approximately 18'4 x 9'1.

Viewing highly recommended to avoid disappointment.



Energy Performance Certificate Rating C

Council Tax Band E



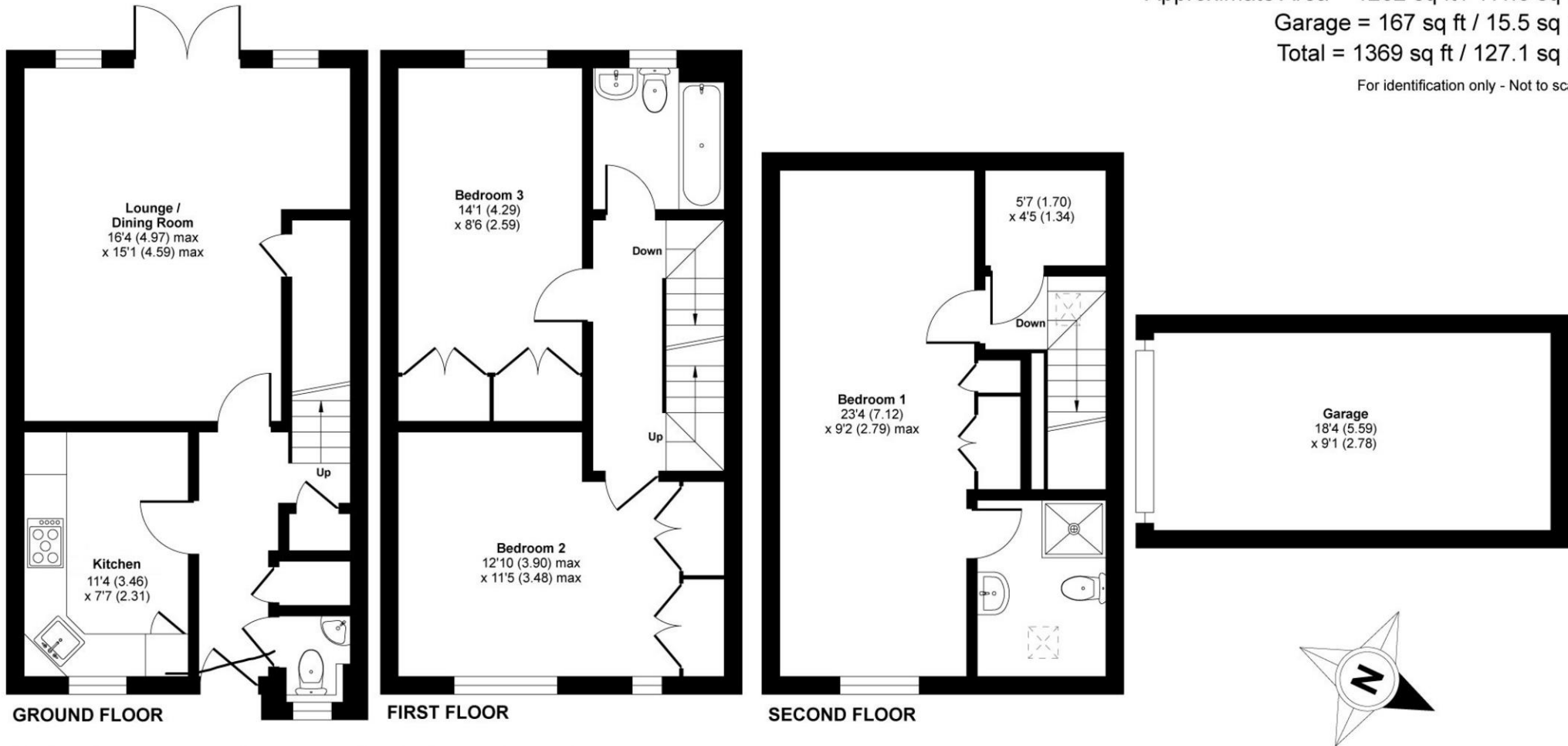
Stoke Hill, Bristol, BS9

Approximate Area = 1202 sq ft / 111.6 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1369 sq ft / 127.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1218298



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Westbury-on-Trym Office
 125 Stoke Lane,
 Westbury-on-Trym,
 Bristol, BS9 3RW
 T 0117 962 2299
 wot@leeseandnagle.co.uk
 leeseandnagle.co.uk