

Richmond Avenue, Stoke Gifford BristolBS34 8XB



# welcome to

# **Richmond Avenue, Stoke Gifford Bristol**

Situated within a popular cul-de-sac of Stoke Gifford, close to St. Michael's School and Parkway Train Station, this extended four bedroom house is perfect for buyers needing extra space. Spacious rear garden, with off street parking included. Call now for further details.





Situated within a quiet cul-de-sac of Richmond Avenue, in the popular location of Stoke Gifford, this extended four bedroom detached house offering generous accommodation throughout. Close to the local amenities, which include St. Michael's Primary School, Bristol Parkway Train Station, shops, parks and the Motorway networks for the M4/M5/M32. This property has been extended which could be used for a number of different uses, for example an annex, with a kitchen-net, living room with door into the rear garden, shower/wet room and double bedroom. Within the main property there is a spacious living room, cloakroom, fitted kitchen/diner and a further family room/study. To the first floor there can be found three well sized bedrooms and a family bathroom. Outside the property benefits from a spacious driveway for off street parking for multiple cars, with an enclosed rear garden, with paved patio, decking and a large water feature and fish pond. Call now for further details.



### Cloakroom

# Lounge

15' 8" x 11' 1" ( 4.78m x 3.38m )

# **Dining Room**

9' 6" x 8' 8" ( 2.90m x 2.64m )

### Kitchen

17' 5" x 9' 6" ( 5.31m x 2.90m )

# Family Room/study

18' x 8' 3" ( 5.49m x 2.51m )

#### **Annex**

### **Living Room**

13' 2" x 12' 2" ( 4.01m x 3.71m )

### **Wet Room**

### **Bedroom Four**

14' 2" x 11' 3" ( 4.32m x 3.43m )

# Landing

### **Bedroom One**

12' 2" x 10' 7" ( 3.71m x 3.23m )

#### **Bedroom Two**

11' 5" x 9' 2" ( 3.48m x 2.79m )

### **Bedroom Three**

8' 4" x 8' 4" ( 2.54m x 2.54m )

### **Bathroom**

#### Outside











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# **Richmond Avenue**

- EXTENDED FOUR BEDROOM HOUSE
- DETACHED
- LOCATED WITHIN CUL-DE-SAC
- CLOAKROOM, FAMILY BATHROOM AND SHOWER ROOM
- SPACIOUS LIVING ROOM WITH FITTED KITCHEN/DINER

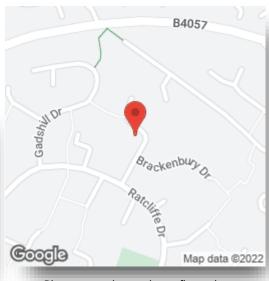
Tenure: Freehold EPC Rating: C

# £575,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/STG107896



Property Ref: STG107896 - 0006 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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