



**36 , New Charlton Way, Cribbs Causeway,
Bristol, South Gloucestershire, BS10 7TN**

Price
£289,995

Property Features

- NO CHAIN
- 4 BEDROOMS
- MASTER WITH EN-SUITE
- GARAGE & PARKING SPACE
- 0.5 MILES TO JUNCTION 17 M5
- 2 MINUTE DRIVE TO THE MALL SHOPPING CENTRE

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Property Summary

This four bedroom townhouse comprises of; entrance hallway sitting room opening into dining room, kitchen, downstairs WC. To the first floor there are three family sized bedrooms and a family bathroom. To the second floor is a master bedroom with ensuite. Further benefits of the property include double glazing, allocated parking and a garage. The property is positioned within close proximity to the shops and amenities of Cribbs Causeway, as well as the M4/M5 Motorway networks. Marketed with complete onward chain.

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Entrance

Enter via front door in to hallway

Hallway

Stairs rising to the first floor, doors to ground floor rooms, under stairs storage and radiator.

Reception Room One

15' 11" x 10' 8" (4.84m x 3.25m)

Double glazed window to front, opening into dining room, coving, radiators.

Reception Room Two

10' 1" x 9' 0" (3.08m x 2.75m)

Double glazed patio doors to rear providing access to the garden, door to kitchen, coving and radiator.

Kitchen

12' 8" x 9' 11" (3.85m x 3.03m)

Double glazed window overlooking garden, a selection of matching wall and base units with worktop surfaces over, tiled splashbacks, one and a half bowl sink with drainer unit, integrated gas hob with extractor canopy over, integrated double oven, space and plumbing for washing machine and dishwasher, space for fridge/freezer.

First Floor Landing

Stairs rising from the ground floor and stairs rising to the second floor, doors to the first-floor rooms and storage cupboard.

Bedroom Two

13' 2" x 11' 0" (4.02m x 3.35m)

Double glazed window to rear, built in wardrobes and radiator.

Bedroom Three

11' 0" x 10' 8" (3.35m x 3.26m)

Double glazed window to front, radiator and built in wardrobes.

Bedroom Four

9' 11" x 7' 11" (3.01m x 2.41m)

Double glazed window to rear, radiator and built in wardrobes

Family Bathroom

7' 11" x 6' 2" (2.42m x 1.89m)

Obscured double glazed window to front, a white three-piece suite comprising of a bath with a mixer tap and hand held shower attachment over, low level WC, pedestal wash hand basin with tiled splashbacks, radiator, shaver point and extractor fan.

Second Floor Landing

Stairs rising from the first floor and door to master bedroom

Master Bedroom

13' 3" x 10' 11" (4.03m x 3.34m)

Double glazed window to front, Velux window to rear, two radiators, built in wardrobes and door to en-suite.

Ensuite Bathroom

8' 0" x 7' 10" (2.44m x 2.38m)

Velux window to rear, three-piece suite comprising of a shower cubicle, low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks, shaver point, ceramic tiled floor, radiator and loft access.

Garden

Accessed via sliding doors from the dining room, the garden comprises of a patio area and artificial grass. From the garden there is also side access into the garage.

Garage

Up and over door, power and lighting.

Allocated Parking Space

One allocated parking space

Front of the Property

A low maintenance front garden with ramp providing access to the property.

Map

