Roegate Drive, St. Annes Park, Bristol, BS4 4DX
Three Bedrooms | End Of Terraced | Modern Build | Lounge/Diner
Separate Kitchen | Upvc Double Glazing | Gas Central Heating | Front And Rear Gardens
Guide Price: £240,000
Roegate Drive, St. Annes Park, Bristol, BS4 4DX

Hunters BS4 are delighted to bring to the open market this three bedroom, end of terraces modern home situated on a quiet cul-de-sac in st annes. The property is well located for transport links into bristol city centre and local amenities include shops and schools. The property itself comprises of an entrance hall, lounge/dining room and kitchen to the ground floor. Upstairs you will find three bedrooms and a family bathroom. Further benefits include uPVC double glazing, gas central heating a good sized rear garden and off street parking. To arrange your internal viewing please call Hunters today on 0117 9723948.

TENURE
FREEHOLD

ENTRANCE HALL
uPVC double glazed entrance door, radiator, meter boxes, carpet

LOUNGE/DINING ROOM
4.57m (15' 0") x 3.23m (10' 7") / 4.60m (15' 1") x 2.41m (7' 11")
uPVC double glazed window to front elevation, radiator, under stairs storage, wood effect flooring, uPVC double glazed patio doors leading to the rear garden

KITCHEN
3.10m (10' 2") x 1.73m (5' 8")
uPVC double glazed window to rear elevation, range of wall and base units with work surfaces above, stainless steel sink drainer , tiled splash backs, fitted electric oven and hob with extractor above, space for fridge/freezer and washing machine, wall mounted combi boiler, tiled flooring

LANDING
Loft access

BEDROOM ONE
3.84m (12' 7") x 2.81m (9' 3")
uPVC double glazed window to front elevation , storage cupboard housing water tank, radiator, carpet

BEDROOM TWO
2.82m (9' 3") x 2.21m (7' 3")
uPVC double glazed window to rear, radiator, carpet

BEDROOM THREE
2.32m (7' 7") x 1.96m (6' 5")
uPVC double glazed window to rear elevation, radiator, carpet

BATHROOM
uPVC double glazed window to side elevation. panelled bath, low level w.c, wash hand basin, radiator, vinyl flooring

REAR GARDEN
Enclosed rear garden with a decked area and patio are, large storage shed , water tap and gated side access

OFF STREET PARKING
Block paved and situated to the front of the property proving parking for at least 3 cars

OPENING HOURS
Monday - Friday: 9am - 5.30pm
Saturday: 9am - 4pm
Sunday: Closed