

**STUART
OLIVER**
RESIDENTIAL



49 Whitley Mead, Stoke Gifford, Bristol, BS34 8XT
£255,000 Freehold

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- Fantastic location for a commuter
- Three bedrooms
- Semi-detached
- Spacious reception room
- Upstairs bathroom
- Downstairs cloakroom
- Modern kitchen
- Lawned rear garden
- Off street parking for two cars
- No onward chain

A lovely three bedroom semi-detached home located to the rear of a cul de sac. The property has a lovely kitchen and separate reception room which overlooks the lawned rear garden. There is an upstairs family bathroom and a downstairs cloakroom. No onward chain. This property is conveniently positioned for the local amenities that include excellent transport links such as Parkway train station, schools, shops, and leisure facilities all just a short distance away. This property would make an ideal buy to let investment or a first home.



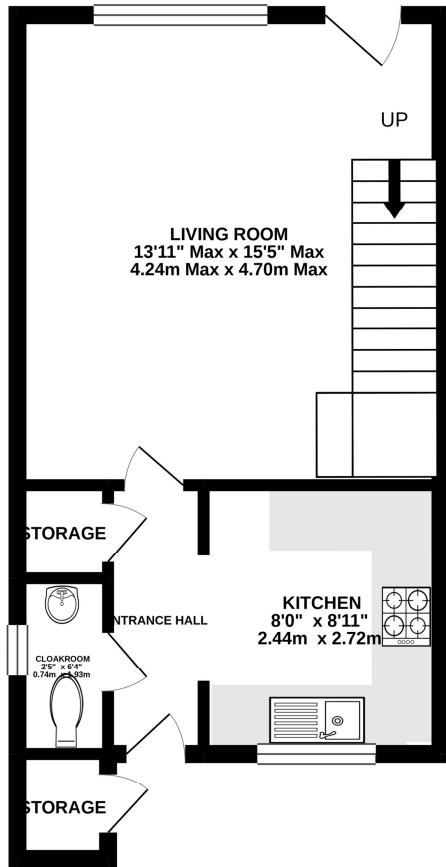


Upon entering this home, you are greeted by a bright entrance hall with doors to the kitchen, cloakroom, storage cupboard and the spacious reception room. The kitchen has an ample range of built in eye and base level units with plenty of work surface and has a built in electric hob with oven under and extractor fan over. There is space for a fridge/freezer and plumbing for a washing machine. The kitchen has pleasant views to the front. From the entrance hall there is a door to the cloakroom with a low level wc and a wash hand basin. The reception room is to the rear and enjoys views over the rear garden and has access directly into the garden. This is a light spacious room and has under stairs storage. From the reception room stairs rise to the first floor landing where there is access to the three bedrooms, the master bedroom is to the rear enjoying garden views. The family bathroom is also on the first floor and has a matching three piece white suite with an electric shower and natural light from the frosted double glazed window.

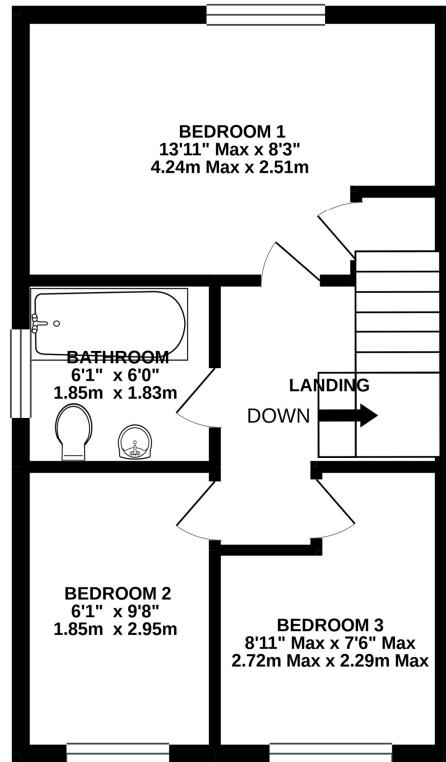
Outside there is a good sized rear garden which is mainly lawned with a patio area for seating and entertaining. The rear garden has gated side access to the front. At the front of the property there is a small garden and a storage cupboard by the front door. The property has off street parking for one to two cars and is located to the rear of a cul de sac.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	