

**STUART  
OLIVER**  
RESIDENTIAL



**Parklands, 35 Kent Road, Congresbury, Bristol, BS49 5BD**  
**£399,950 Freehold**





- Heart of Congresbury
- Close to local amenities
- Detached bungalow
- Main reception room
- Conservatory
- Modern kitchen/breakfast room
- Modern shower room
- Separate cloakroom
- Pleasant front garden
- Detached Garage and parking

A lovely detached two double bedroom bungalow located in the heart of the popular village of Congresbury. The property has a spacious kitchen/breakfast room and a conservatory. The garden is to the front and benefits from a detached single garage and further parking. This property has no chain. The location of this home is surrounded by beautiful North Somerset countryside, Congresbury is a lovely village with facilities and amenities including a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a primary school and pre-school plus various clubs and societies.

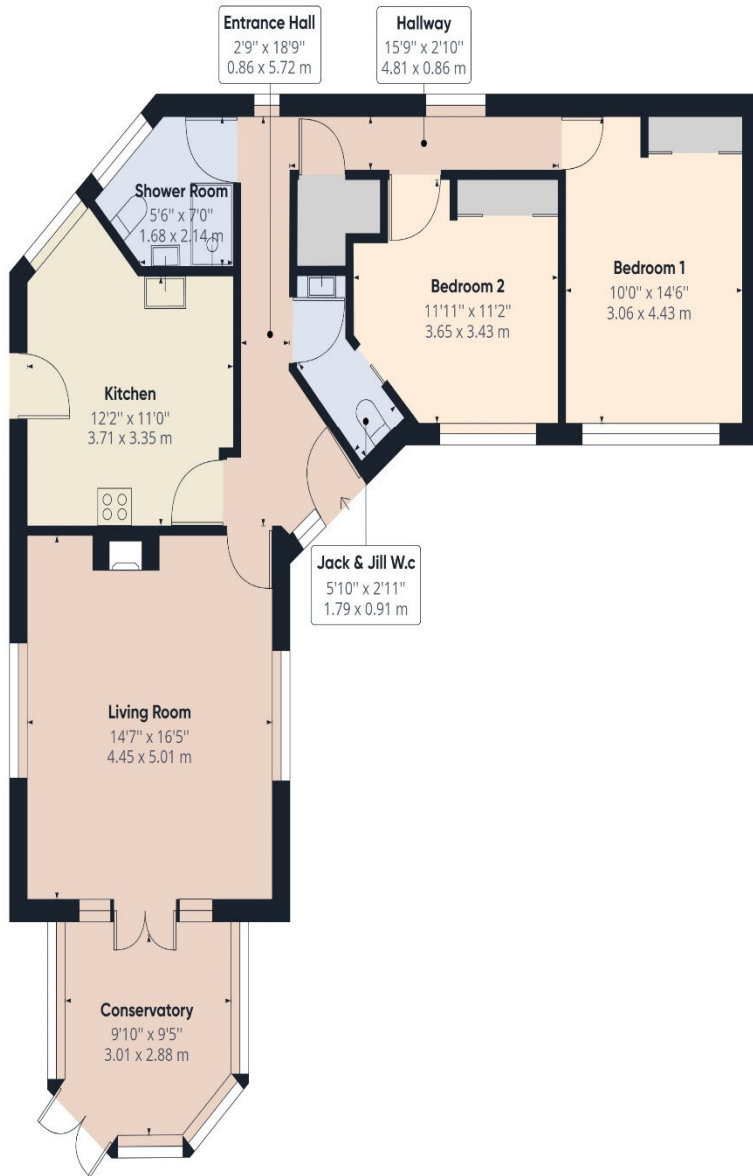






Upon arrival you are greeted by a very short shared driveway which forks off leading to the parking area and separate garage and further parking bay. A path takes you past the garage, through the front garden to the front door. When inside you are greeted by an entrance hall with wooden flooring, a large storage cupboard and access to the loft space. There is a door to the downstairs WC which can also be accessed via bedroom two. The main reception room is a lovely size and has windows to the side and the front. The reception room has an attractive built in gas real flame fire for the cold winter evenings. From the reception room there are double doors opening into the conservatory which has pleasant views over the garden. The kitchen/breakfast is modern and has been installed by the current owner. There are plenty of eye and base level units with ample work surfaces. There is a built in four ring Neff gas hob with a Neff extractor fan over and a further built in Neff double oven at eye level. There is space for an upright fridge/freezer and space and plumbing for a dishwasher. The kitchen has a built in breakfast bar and a door to the side passage. The modern shower room, which was also re fitted by the current owner, is located at the end of the entrance hall and offers a modern white suite. There is a large walk in shower, wash hand basin with cupboard above with vanity lighting and a shaver socket. There is a low level WC and large frosted window to the rear. The second bedroom is a good size double with views over the front garden and has a sliding door to the separate WC. The bedroom has a built in wardrobe and a further deep storage cupboard. The spacious main bedroom is to the far right hand side of the property and offers views over the front garden, this bedroom also has a built in wardrobe. Outside there is a pathway down the side of the property leading to a timber shed and giving rear access to the property. The front garden is lovely with fence and hedge borders and offer a high degree of privacy. There is a parking area as you enter the properties grounds plus further parking closer to the property. The single garage is a good size with power and light. The garage also has space and plumbing for a washing machine and tumble dryer. This is a lovely home tucked away in a very popular road close to the amenities that Congresbury has to offer. There is no onward chain.





**Approximate total area<sup>(1)</sup>**

966.75 ft<sup>2</sup>  
89.81 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	