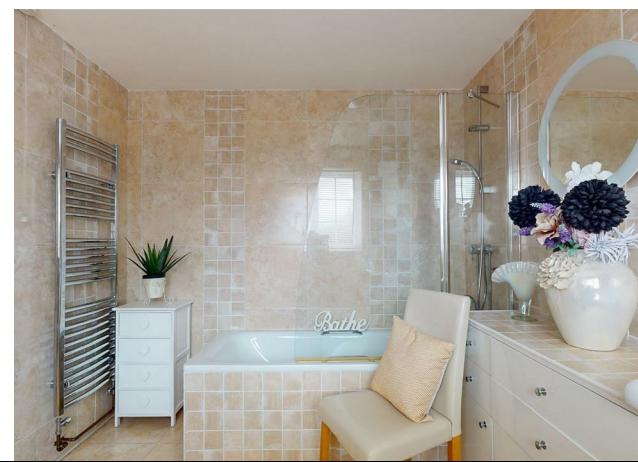




32 Gerrard Close, Bristol, BS4 1UH

£318,500



NO ONWARD CHAIN! This extended home comes to the market situated on a generous plot with extensive front and wrap around garden with electric gated driveway and garage.

The property has been incredibly well maintained and is finished to a very high standard. The accommodation comprises a welcoming entrance hall, a large ground floor bathroom, a light and airy sitting room which overlooks the rear garden and has double doors which open into the kitchen / breakfast Room. The kitchen has fitted white high gloss units and the back door leads straight onto the sizable rear garden. Upstairs there are three bedrooms and a modern fully tiled shower room. Outside, there is a large enclosed front garden which is laid to block paving which extends into the sizable rear garden with a summer house. There is long drive way which offers off-street parking for two / three vehicles and provides access to the detached garage which benefits from an electrically operated door. The home is gas centrally heated and double glazed, and is situated conveniently for primary schools, bus routes and local shops.

- 3D VIRTUAL TOUR
- Modern Semi-Detached Family Home
- Three Bedrooms
- Good Size Sitting Room
- Kitchen / Breakfast Room
- Ground Floor Bathroom & First Floor Shower Room
- Good Size Gardens
- A larger Than Average Plot
- Detached Garage
- Energy Rating - D

Sitting Room 15'7" x 15'1" max (4.76 x 4.62 max)

Kitchen 13'5" x 12'6" (4.09 x 3.83)

Ground Floor Bathroom

Bedroom One 12'8" x 8'4" (3.88 x 2.56)

Bedroom Two 10'2" onto wardrobe x 8'4" (3.12 onto wardrobe x 2.56)

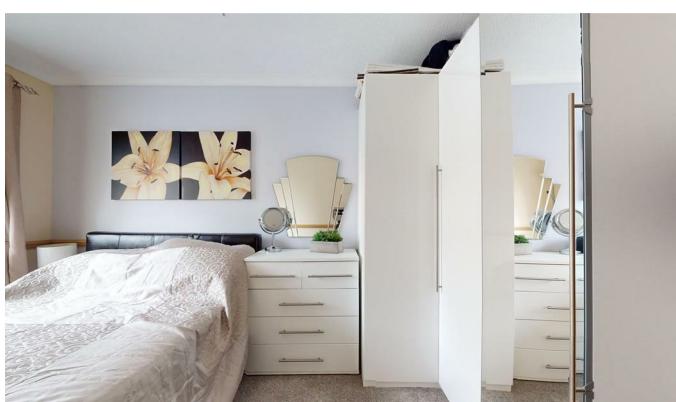
Bedroom Three 9'1" x 6'7" (2.79 x 2.01)

First Floor Bathroom 6'3" x 5'9" (1.92 x 1.77)

Tenure - Freehold

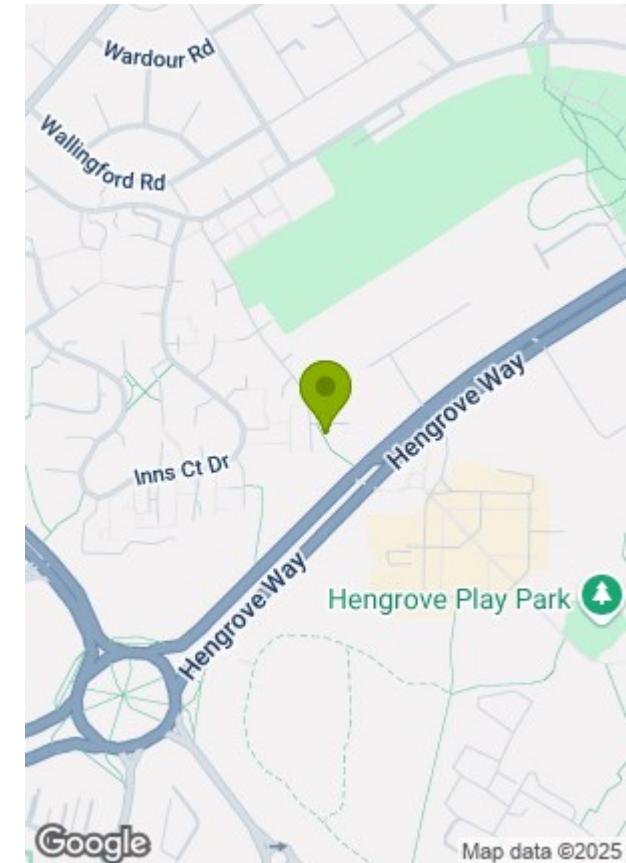
Council Tax Band - B







© Greenwoods Property Centre 2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	61	
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.