



48 Tynning Road, Bristol, BS3 5DE

£450,000

- Three Bedroom Home
- Double Driveway
- West Facing Rear Garden
- Contemporary Bathroom
- Modern Kitchen/Diner
- Popular Location

Situated on the ever-popular Tynning Road, this well presented three bedroom home comes to market offering a plenty of internal space for relaxing and socialising alongside a double drive to the front, with generous garden to the rear.

Upon entry you are welcomed into a porch area, perfect for kicking off shoes and leaving coats when escaping the elements to the warmth within.

To the ground floor is the spacious living space, benefitting a traditional bay front, not only filling the room with light but also giving extra floorspace for furniture depending on needs/taste. At the rear of the property is the modern kitchen diner, the perfect spot for hosting friends or family enjoying a bite to eat or something to drink. Bolted on to the kitchen area is a handy utility space that provides extra storage and a further place to house appliances. The space also gives access out onto the decked section of the garden.

Upstairs are three bedrooms, two of which are double rooms each spanning over 11'11". The third room is perfect as a home office but could be used as a nursery, child's room or even a gaming room. Completing the upstairs is the family bathroom comprising a white three piece suite with overhead shower.

Externally this property offers plenty too, with a double driveway to the front and a generous west facing garden, mainly laid to lawn.

Furthermore the property is located close to Perretts Park and Victoria Park with local amenities and popular schools, also within walking distance of the city centre and Bristol Temple Meads

Living Room 12'1" x 7'5" (3.7 x 2.27)

Kitchen/Dining 15'5" x 11'0" (4.7 x 3.36)

Bedroom One 11'10" x 11'0" (3.62 x 3.37)

Bedroom Two 12'1" x 10'8" (3.7 x 3.27)

Bathroom

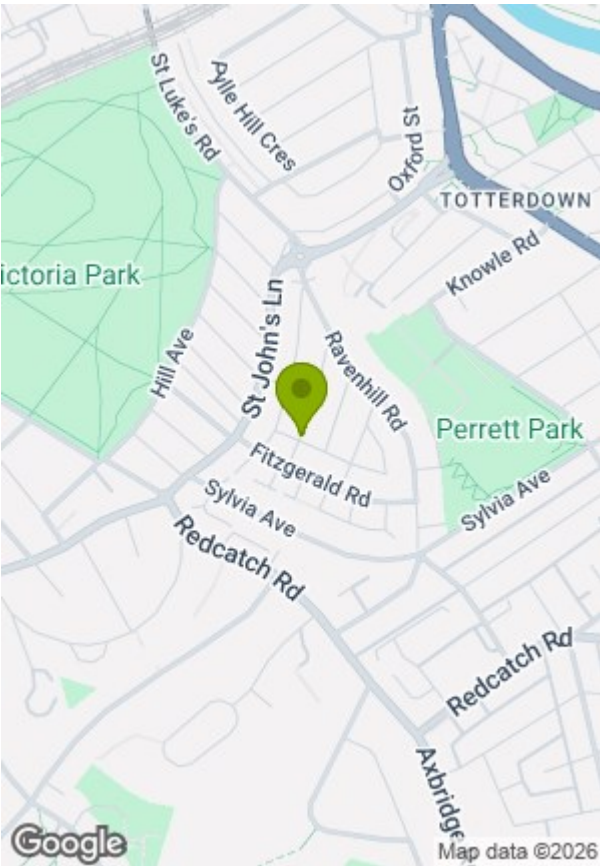
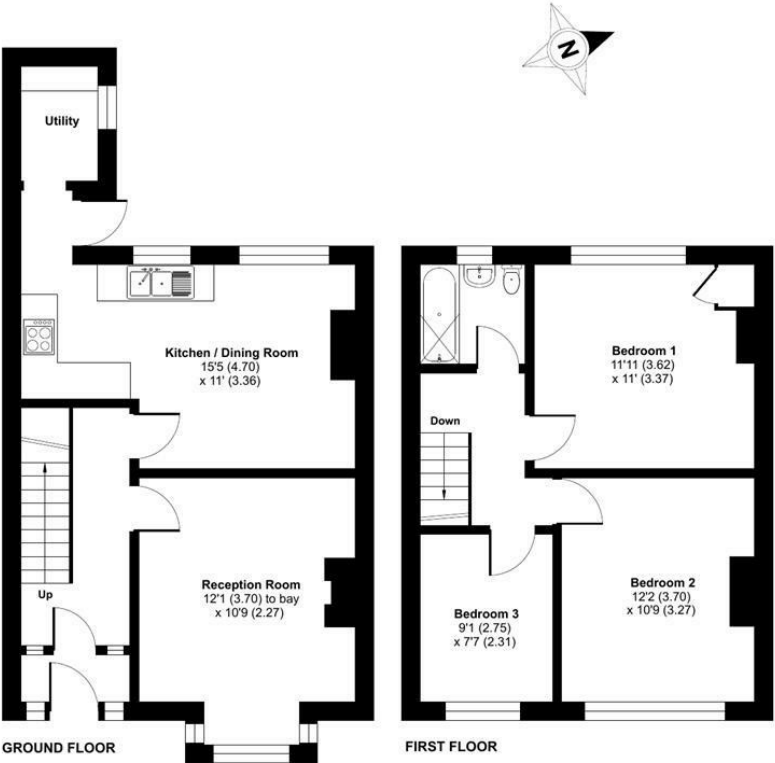
Utility





Tying Road, Bristol, BS3

Approximate Area = 902 sq ft / 83.7 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	70		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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