

Old Print Works Road, Paulton, BS39 7AR

£295,000

- **NO ONWARD CHAIN**
- **Well Presented Throughout**
- **Council Tax Band - C**
- **Private Enclosed Garden**
- **Garage & Parking**
- **Tenure - Freehold**
- **Energy Rating - B**
- **Close Commuting Distance To The City Of Bristol**

****NO ONWARD CHAIN****

BARONS are delighted to present this well maintained three-bedroom home, ideally located in the highly sought-after village of Paulton. This modern property offers a perfect blend of comfort and convenience, positioned within easy reach of local amenities and boasting excellent transport links to the City of Bristol, making it an ideal choice for families and professionals alike. The ground floor features a bright and spacious open-plan kitchen, dining, and living area, perfect for both everyday living and entertaining, along with a convenient downstairs cloakroom. Upstairs, the property offers three generously sized bedrooms, including a master with en-suite, as well as a contemporary family bathroom. Further benefits include gas central heating, UPVC double glazing throughout, an enclosed low-maintenance rear garden, and allocated parking and garage. Call Barons today on 01761 411 411 to arrange your viewing.

Living Room 16'8" x 15'5" (5.10 x 4.70)

W/C 6'8" x 3'4" (2.04 x 1.02)

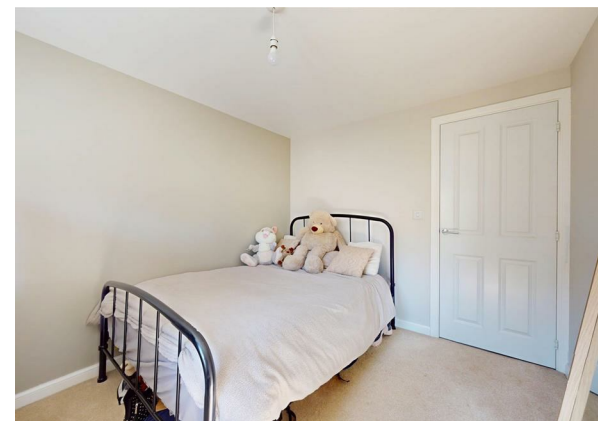
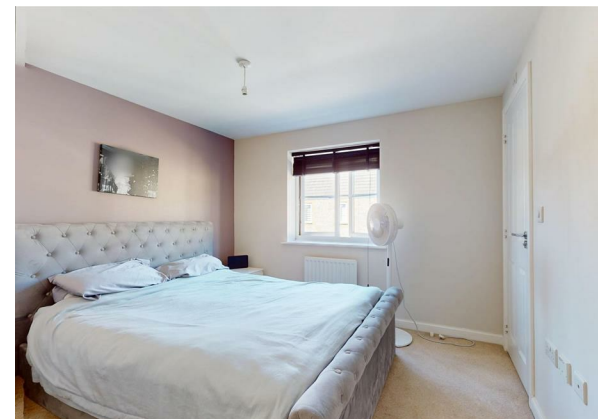
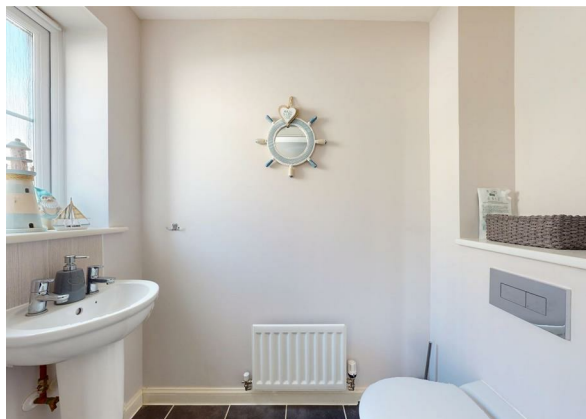
Kitchen 9'1" x 8'0" (2.79 x 2.45)

Bedroom One 12'9" x 10'2" (3.89 x 3.10)

Bathroom 7'2" x 6'3" (2.20 x 1.92)

Bedroom Two 10'5" x 8'10" (3.18 x 2.70)

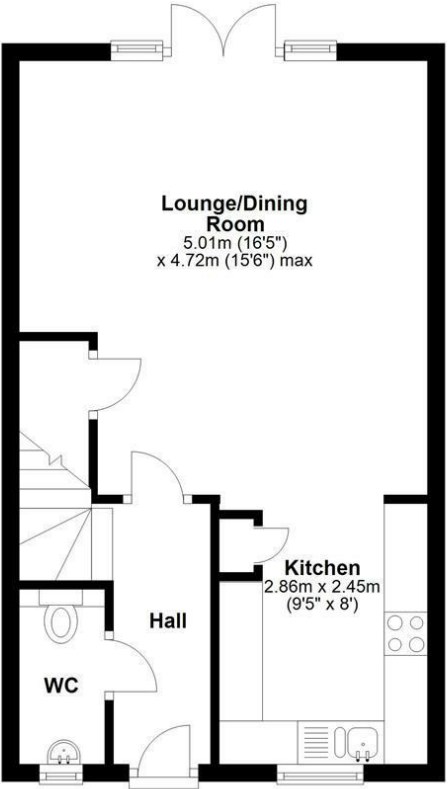
Bedroom Three 10'5" x 6'4" (3.18 x 1.95)





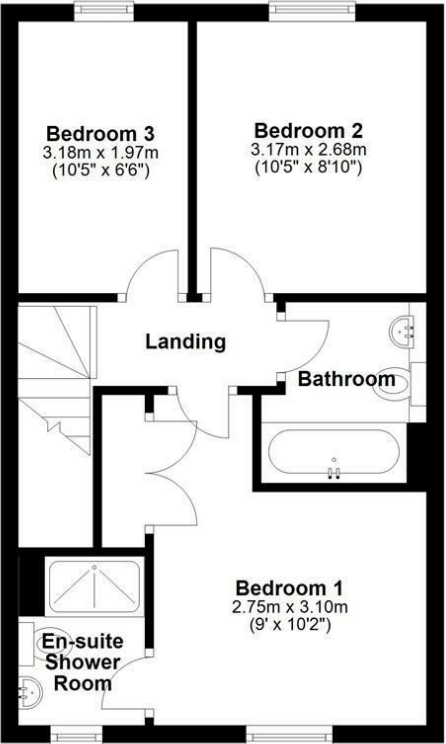
Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



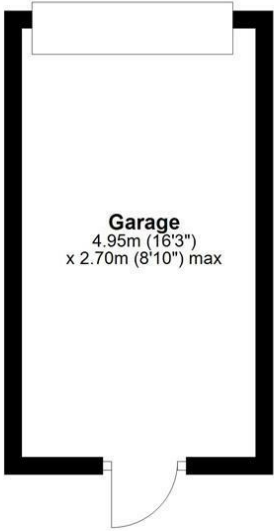
First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



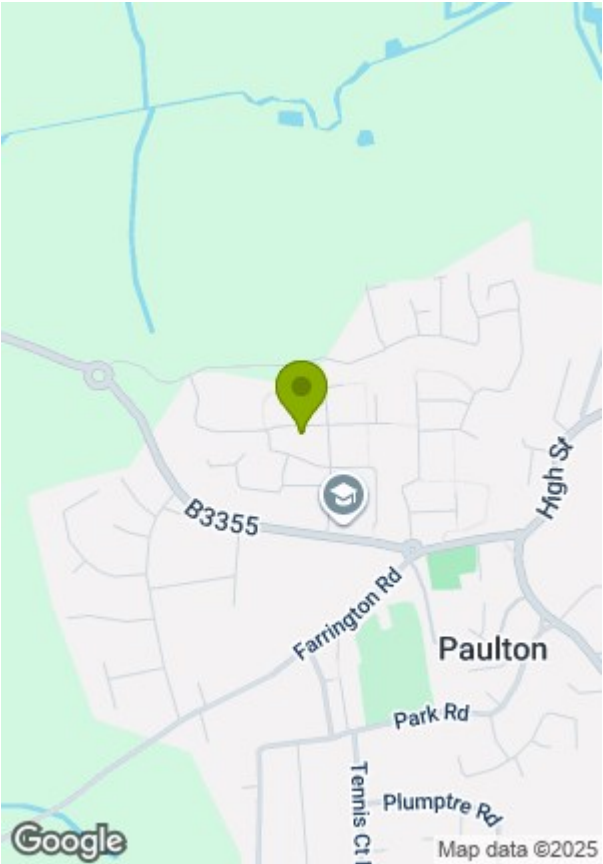
Outbuilding

Approx. 13.4 sq. metres (143.9 sq. feet)



Total area: approx. 90.4 sq. metres (973.2 sq. feet)

While every attempt has been made to ensure accuracy of the floor plan, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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.