



4 Loxton Square, Bristol , BS14 9SF

£315,000

- NO ONWARD CHAIN
- Driveway for Three Cars
- Two Reception Rooms
- Three Bedroom Semi
- West Facing Garden
- Semi Detached House
- Outbuildings/Storage Space
- Generous Rear Lawn

This semi-detached home offers a fantastic opportunity for a growing family and first time buyers alike. Located only 0.3 miles Oasis Academy, it is perfectly positioned for easy access to local schools and amenities with the nearest shop and post office being situated less than 100 yards away.

Upon entering the property into the hallway, immediately in front of you is the dining room which benefits from French doors allowing access onto the rear garden but also filling the space with natural light.

To the left of the hallway is the kitchen with plenty of storage space and worktop area, additionally this room has a large window to the front over looking the drive and an external door leading out to the side of the property, providing access to the useful outbuildings, perfect for extra storage. Completing the downstairs is the well presented living room. An ideal area to relax and unwind at the end of the day, as with the dining room there is also access out onto the expansive rear garden.

Upstairs we find the three bedrooms, two of which are doubles, the largest of which profiting lots of built in storage space. The third bedroom lends itself to an ideal home office area or single bedroom. The three piece, seaside themed bathroom finalizes the internal living space of this home.

Externally the west facing rear garden needs no further elaboration, an expansive space perfect for children to play or to host friends or family for a BBQ. To the front is the triple driveway paved across the full width of the house.

Bedroom One 13'7" x 10'11" (4.16 x 3.35)

Bedroom Two 11'10" x 10'11" (3.62 x 3.35)

Bedroom Three 10'7" x 7'0" (3.24 x 2.15)

Living Room 15'5" x 10'11" (4.7 x 3.35)

Dining Room 10'11" x 9'7" (3.35 x 2.94)

Kitchen 15'5" x 7'0" (4.7 x 2.15)

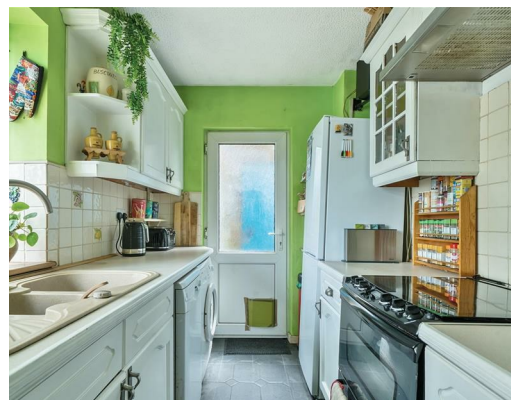
Bathroom 7'0" x 6'11" (2.15 x 2.11)

Outbuildings

Tenure - Freehold

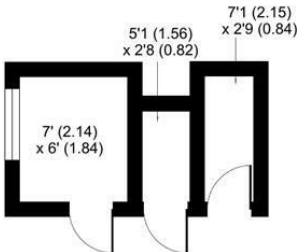
Council Tax Band - C



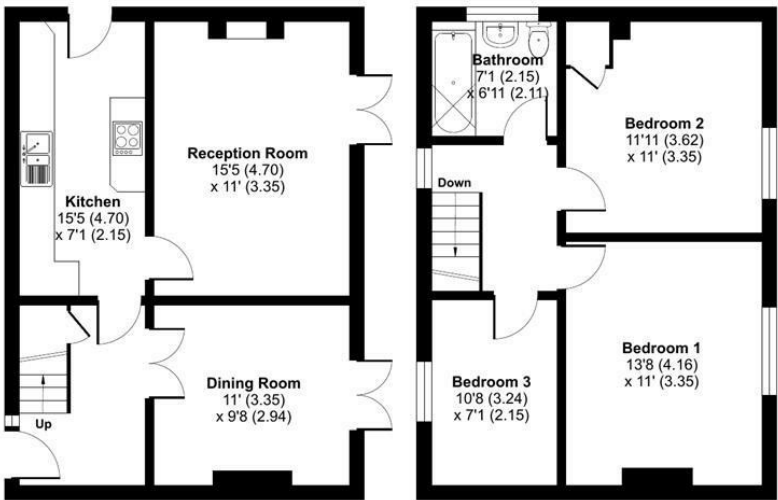


Loxton Square, Bristol, BS14

Approximate Area = 966 sq ft / 89.7 sq m
Outbuilding = 75 sq ft / 7 sq m
Total = 1041 sq ft / 96.7 sq m
For identification only - Not to scale



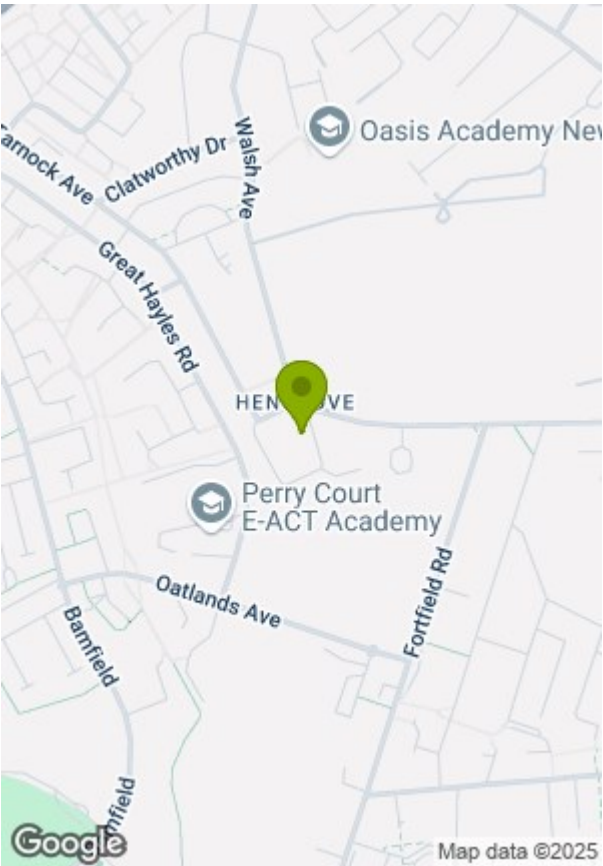
OUTBUILDING 1 / 2 / 3



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1294366



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(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.