



68 Norman Road, Bristol , BS31 3BJ

£349,500

- OWNED SOLAR PANELS
- Three Bedroom
- Popular Location
- Refurbished Throughout
- Rewired & New Boiler
- Front and Rear Garden
- NO ONWARD CHAIN

Offered to the market with NO ONWARD CHAIN is this FULLY REFURBISHED three bedroom family home. Situated on the ever popular Norman Road this property offers plenty of space for hosting friends and family.

You are welcomed into the property via the hallway, which provides access to the living room and kitchen diner. The living room is generous in size, spanning over 12ft. Power points have been added into the chimney breast creating a great spot for a TV/Media wall making for an ideal space to relax and unwind at the end of the day.

To the rear of the property is the kitchen diner. A brilliant space for hosting friends and family. There is plenty of worktop space and ample storage, ideal for meal prep, the breakfast bar makes for a great spot to grab a bite to eat with integrated appliances and electric oven with four ring induction hob. This amazing social space leads out onto the stoned section of the rear garden further expanding this entertaining area in the warmer months.

Upstairs are three bedrooms, two of which are generous doubles, each spanning over 14ft9 in width, plenty of room for a double or even a super king sized bed! The third bedroom would be perfect for a home office, gaming room or nursery.

Completing the upstairs is the contemporary bathroom comprises a white three piece suite with shower over bath.

Externally this home continues to impress with a good sized rear garden, mainly laid to lawn with additional storage units for all your gardening needs!

Kitchen Diner 18'10" x 9'9" (5.76 x 2.99)

Living Room 12'4" x 12'4" (3.78 x 3.76)

Bedroom One 14'9" x 9'10" (4.5 x 3.01)

Bedroom Two 14'9" x 10'5" (4.5 x 3.18)

Bedroom Three 9'5" x 7'5" (2.89 x 2.27)

Bathroom 6'2" x 5'6" (1.9 x 1.7)

Store One 11'11" x 6'1" (3.65 x 1.87)

Store Two 6'1" x 3'5" (1.87 x 1.06)





Norman Road, Saltford, Bristol, BS31

Approximate Area = 914 sq ft / 84.9 sq m
Outbuildings = 94 sq ft / 8.7 sq m
Total = 1008 sq ft / 93.6 sq m
For identification only - Not to scale



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: 1422380

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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		

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