



**9 Court Farm Road, Bristol , BS30 9AA**

**Guide Price £695,000**



- No Onward Chain
- Double Garage
- Sought After Location
- Detached
- Large Plot
- Extensive Rear Garden
- Three Reception Rooms
- Virtual Tour (Photo #4)

**\*NO ONWARD CHAIN\*** We are delighted to market this rare opportunity to purchase a detached bungalow, situated on a significant plot (0.3 acres) on the highly-sought after Court Farm Road. This home benefits from a large private driveway and double garage positioned to the front. To the rear is an extensive south facing garden. This property certainly offers plenty of potential!

You are welcomed into the property via the porch area, large enough for a small seating area and a useful space to store coats & shoes once escaping the inevitably wet English weather. Into the hallway, to your right is the spacious living room that has been recently used as a convenient lounge/diner with plenty of floorspace to spare. To the rear of the living area is the sun room, ideal for enjoying the summer evenings, looking out across the green rear garden with access to outside provided via a sliding door.

Through the left of the sun room we find a handy utility area before passing into the kitchen/breakfast area. The kitchen profits from a large rear window giving views across the lawn, a four ring gas hob, eye level NEFF oven find themselves accompanied by ample workspace and storage cupboards, this room also provides access to the loft room upstairs which could be utilised as a home office space, games room or just another sitting area to admire the view.

To the left of the hallway are the two double bedrooms, each profiting from built in storage areas and the rear bedroom benefits a vanity unit. The five piece bathroom including bath and walk in shower complete the interior of this home.

Externally this property really makes its mark! To the front is the expansive driveway gives plenty of space for several cars, alongside the brick built, freestanding double garage offer lots of potential to get busy with that space. The rear of the property boasts a considerable south facing garden mainly laid to lawn but also hosting a patio area directly to the rear.

Lounge/Diner 22'2" x 16'4" (6.76 x 4.98)

Conservatory 11'7" x 10'5" (3.54 x 3.19)

Kitchen 18'0" x 15'7" max (5.51 x 4.75 max )

Bedroom One 12'7" onto wardrobes x 10'7" (3.84 onto wardrobes x 3.25 )

Bedroom Two 10'7" x 10'7" (3.23 x 3.23)

Loft Room 14'4" x 9'11" (4.38 x 3.04 )

Bathroom 9'0" x 6'4" (2.75 x 1.95 )

Tenure -

Council Tax Band -











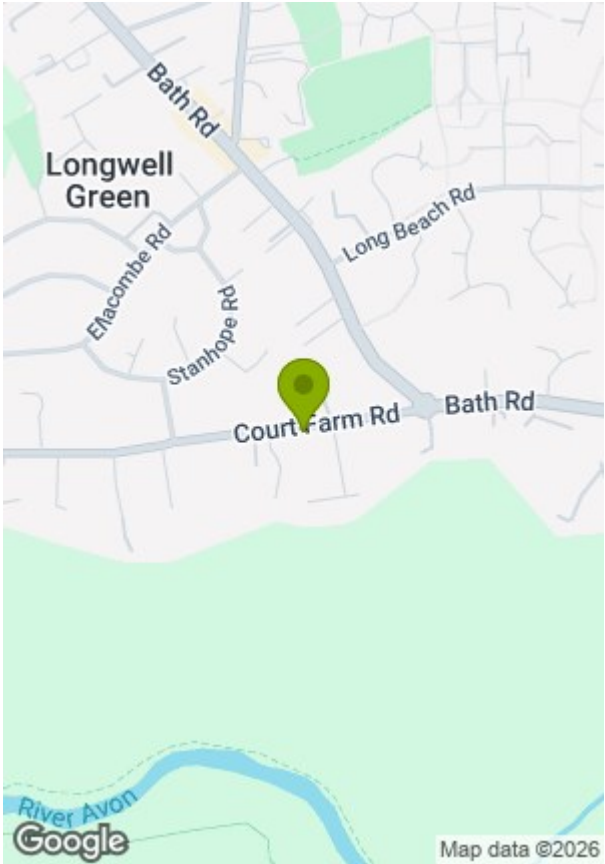








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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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