



31 Paddock Garden, Bristol, BS14 0TG

£1,600

- Newly Renovated
- Enclosed Garden
- Family Bathroom & WC
- Holding Deposit - £369
- EPC - C
- Three Bedroom House
- Off Street Parking
- Modern Fitted Kitchen
- Security Deposit - £1846
- Council Tax - B

Located on Paddock Garden in Whitchurch is this conveniently situated and newly refurbished home offering proximity to local schools, bus routes, and various amenities.

Upon stepping inside, you'll find a welcoming entrance hallway, that leads into a modern fitted kitchen with space, plumbing and electrics ready for your white goods. The spacious lounge boasts French doors that beckon in natural light, creating a warm and inviting atmosphere. For added convenience, there is also a ground floor water closet.

Venturing to the first floor, you'll discover two comfortably proportioned double bedrooms, a single bedroom, and a bathroom complete with a shower over the bath.

The property's rear opens up to a southerly-facing garden, thoughtfully with a patio and lawn, perfect for outdoor relaxation and entertaining.

Additional features of this home include gas central heating, UPVC double glazing, off-street parking, and the convenience of an attached garage.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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