



£400,000

8 Franklyn Lane, Bristol, BS2 9LP

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

8 Franklyn Lane , Bristol, BS2 9LP

Located on Franklyn Lane in St Pauls, is this modern three-bed end-of-terrace house Built in 2021 and still covered under the ten-year builder's warranty.

As you enter the property you are greeted by a large open-plan living/dining/kitchen area. This space is flooded with natural light thanks to windows and doors covering three aspects of the space. To the front of the building a large window looks out onto this quiet residential street. On the left side of the room are a set of double-glazed French doors that lead directly out to a raised patio and into the garden. At the rear is a modern and contemporary kitchen featuring a range of wall and base units with contrasting stone work-top and an array of integrated appliances. A single patio door leads out onto a separate courtyard and there is also an additional storage space located under the stairs with a downstairs w/c located next to the front door.

Stairs lead up to the first floor to three bedrooms and a family bathroom. The smartly finished family bathrooms has a monochrome theme with white three piece suite and matt black fittings including a



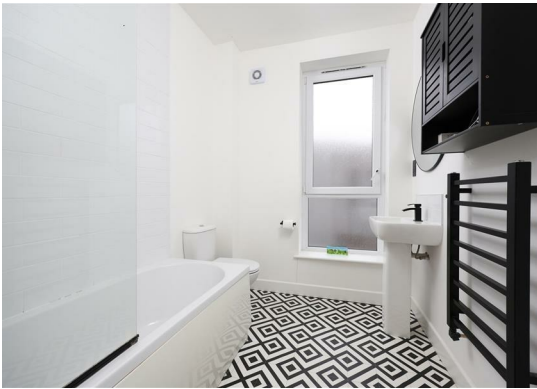
heated towel rail. Completing the bathroom is a geometric tiled floor and a large double glazed window allowing for plenty of natural light.

The master bedroom sits at the front of the property and features fitted carpets and a large window that benefits from a pleasant view over Franklyn Lane. Bedroom three is situated in the middle of the house and again features fitted carpets and a window which overlooking the larger of the two gardens. Finally, bedroom three is located at the rear of the property and features fitted carpets and a window overlooking the rear courtyard garden.

The property further benefits from 10 solar panels, an inverter and two 3.5Kwh batteries. Housed outside in the separate courtyard at rear of property, The house was built to latest environmental standards, and therefore achieves an EPC rating of "B", highly efficient and low cost energy bills, especially with the addition of the Solar panels

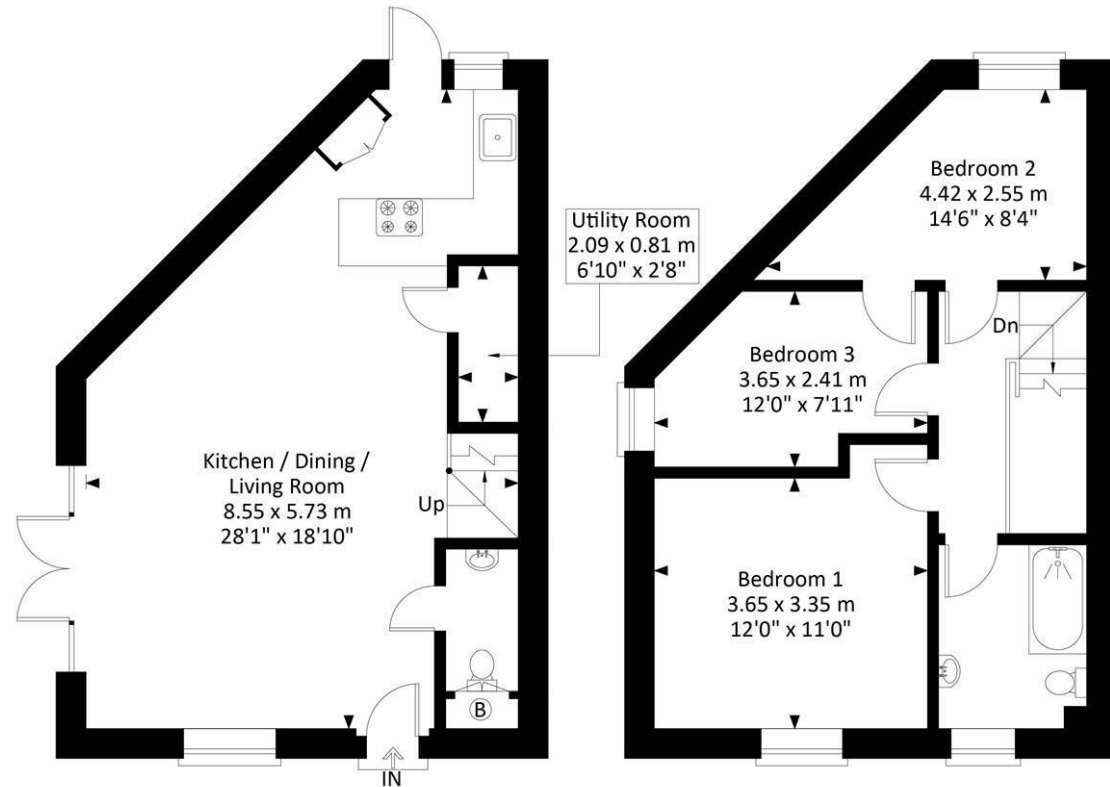
8 Franklyn Lane is a lovely example of this style of property. Nestled away in a quiet yet central location, the property is conveniently located within easy access to nearby amenities on Mina Road, Cheltenham Road and Gloucester Road's as well as being within 0.5 miles of Cabot Circus and the City Centre.





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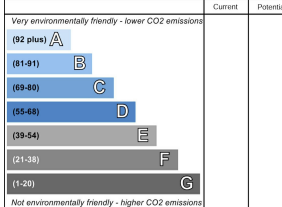
Approximate Gross Internal Area = 83.86 sq m / 902.66 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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