



2 Halwyn Close, Stoke Bishop, Bristol, BS9 1BT

Guide price £375,000

**maggs
+ allen**

estate agents

HALWYN CLOSE, BRISTOL, BS9 1BT

A spacious three-bedroom semi-detached house with large front reception, open plan kitchen/diner with separate utility, three well proportioned bedrooms, two bathrooms and gardens to the front side and rear. Located a stone's throw from the well regarded Stoke Bishop Primary school, this house will make an excellent family home with the potential to extend (subject to planning).

Entering through a bright and spacious hallway, the first reception is to your left. This room is well proportioned and neutrally decorated. The open plan kitchen diner has fitted cupboards providing lots of storage and work surface space, a gas hob and oven, extractor fan, space for a dining table and chairs and door to the garden. The utility room also has a door to the garden, shower room with shower, sink and WC and large utility space with plumbing for a washer and dryer.

On the first floor there are three well-proportioned bedrooms and the family bathroom. The recently fitted bathroom has underfloor heating, a 'p' shaped bath with shower over, WC and sink.

The house is on a spacious plot with gardens to the front, side and rear. They are mostly laid to lawn with a sunken trampoline in the back garden. The side garden gives scope for a potential extension (subject to planning).

Stoke Bishop Church Of England Primary School approx 140 m

Sea Mills Primary School approx 650 m

Location

The property is situated in a quiet close in Stoke Bishop which is a popular area especially amongst families. The local shops are within close proximity as well as a dentists and doctors. There are good transport links to the City Centre, Cribbs Causeway and the M4/M5 motorway networks.

Directions

From the Maggs & Allen office on Northumbria Drive, turn right onto North View. At White Tree roundabout, take the second exit onto Parrys Lane/B4054. At the roundabout, take the second exit onto Shirehampton Road. Turn left onto Cedar Park and then turn right onto Lyndale Avenue. Take the first right onto Halwyn Close. Number 2 will be on the left.



Guide Price: £375,000

Tenure: Freehold (information supplied by eservices.landregistry.gov.uk)

Council Tax Band: C

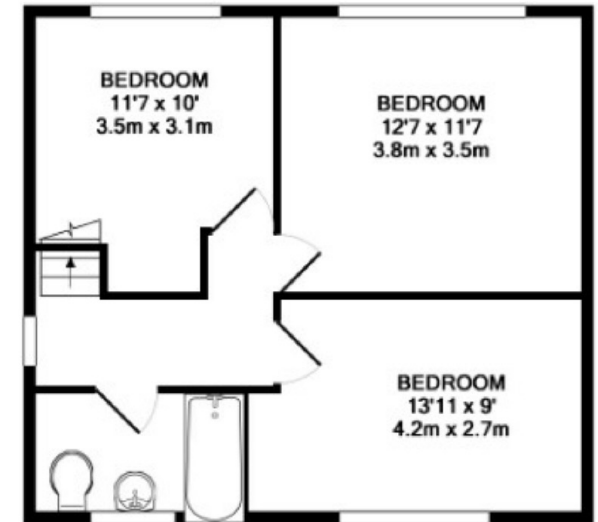
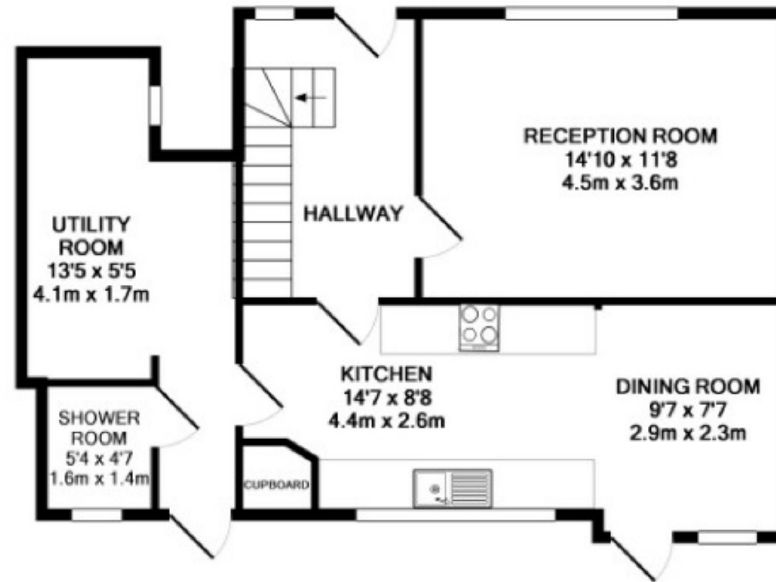
Local Authority: Bristol City Council

Vendors Onward Position: The Vendors have informed us that they will be making an onward purchase.

Viewing: By appointment only.

Our Office: 0117 949 9000

Important Note: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



TOTAL APPROX. FLOOR AREA 1069 SQ.FT. (99.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		83	
(81-91) B			
(69-80) C		60	
(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			

- A spacious semi-detached property
- 3 Bedrooms
- Open plan kitchen/diner

- Within close proximity to Stoke Bishop Primary School
- Enclosed rear garden
- Potential to extend (subject to planning)



0117 949 9000 | agency@maggsandallen.co.uk
60 Northumbria Drive, Henleaze, Bristol, BS9 4HW | www.maggsandallen.co.uk



Maggs & Allen use all reasonable endeavors to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale.