



cj HOLE
est. 1867

16 DUDLEY GROVE, BRISTOL, BS7
0ND

Asking Price £400,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS IMPRESSIVE MODERN THREE-STOREY TOWNHOUSE PROVIDES AN EXCEPTIONAL AMOUNT OF VERSATILE ACCOMMODATION, TOGETHER WITH A PRIVATE REAR GARDEN, ALLOCATED PARKING AND A SINGLE GARAGE. THOUGHTFULLY ARRANGED OVER THREE FLOORS, THE PROPERTY OFFERS THE FLEXIBILITY TO ACCOMMODATE FAMILY LIFE, WORKING FROM HOME, GUESTS AND CHANGING NEEDS, MAKING IT AN EXCELLENT CHOICE FOR A GROWING FAMILY, PROFESSIONAL COUPLE OR BUYER LOOKING FOR A MODERN HOME WITH PLENTY OF OPTIONS.

THE PROPERTY

The location is particularly convenient for those needing easy access to Bristol city centre, with excellent transport connections making commuting straightforward. The property is also well placed for a number of larger employers and a wide range of local amenities, ensuring everyday essentials, shopping, leisure and dining are all within easy reach. The

combination of accessibility, modern accommodation and practical outside space makes this a highly appealing proposition for today's buyer.

A welcoming entrance hall provides the first introduction to the home, with stairs rising through the three floors and doors leading to the ground-floor accommodation. Positioned towards the front of the property is an exceptionally versatile room which could be used in a variety of ways according to the requirements of the new owner. It would make an excellent fourth bedroom, but could equally serve as a dedicated home office, study, playroom, snug, hobby room or additional reception space. Its position away from the principal living accommodation makes it particularly useful for those seeking somewhere to work or relax without interruption.

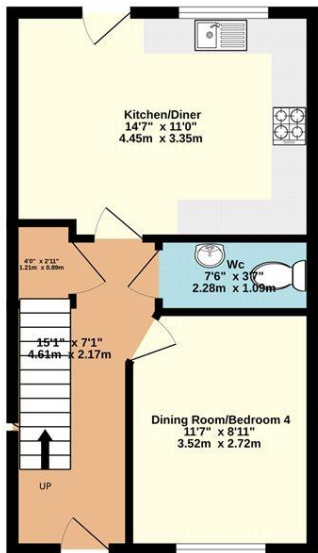
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C

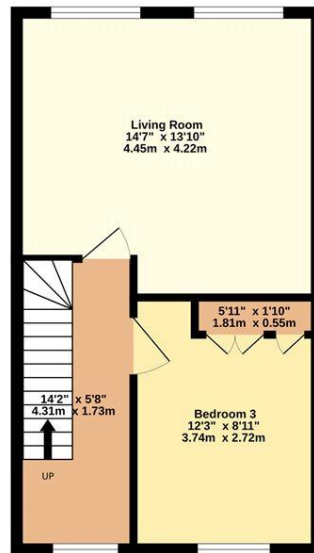




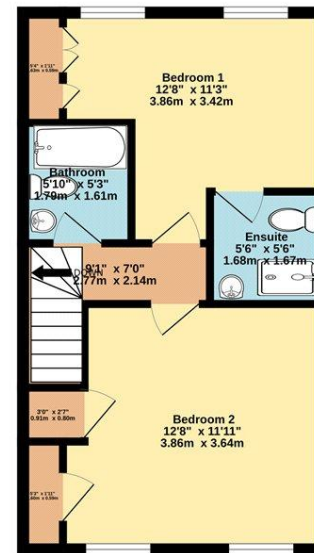
Ground Floor
381 sq.ft. (35.4 sq.m.) approx.



1st Floor
381 sq.ft. (35.4 sq.m.) approx.



2nd Floor
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1152sq.ft. (107.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Worcestershire & Gwent.

OVER **150** YEARS OF
EXCELLENCE



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