



**Conygre Grove, Filton, Bristol BS34**  
**£289,000**

Large garden and garage | Freehold **UNDER OFFER**

Of interest to first time buyers, upsizers, downsizers and investors - so that's just about everyone, I guess - this three-bedroom terrace has a living room, a kitchen/diner, and a downstairs bathroom, as well as a large garden and a garage. There is also scope to add additional parking next to the garage, or perhaps do what the next-door neighbour has done and build a larger garage or home office.

Council Tax Band: Band B (£1865.51 per annum 2023/24)  
Tenure: Freehold

**GROUND FLOOR:**

**Hall**  
Double-glazed upvc front door; staircase rising to first floor; radiator; door into...

**Lounge**  
w: 10' 6" x l: 12' (w: 3.2m x l: 3.66m)  
Double-glazed bay window to front; door into built-in understairs storage cupboard; TV and phone pts; double radiator; part-glazed door into...

**Kitchen/Breakfast**  
w: 10' 2" x l: 11' 2" (w: 3.1m x l: 3.4m)  
Double-glazed window and half double-glazed door to rear; range of fitted base and wall units, in beech finish, with rolled-edge cream granite-effect worktops and matching upstands; inset single-bowl single-drainer stainless steel sink with mixer tap; built-in 4-ring Stoves gas hob, with stainless steel and glass chimney hood and grey glass splashback; built-in Stoves gas oven; built-in fridge and freezer; plumbing for washing machine; double radiator; door into...

**Bathroom**  
w: 4' 6" x l: 7' 4" (w: 1.37m x l: 2.24m)  
White panelled bath, with glazed screen, mixer tap and Mira Sport shower; white cabinet with countersunk wash basin and mixer tap; tiled walls; non-slip tiled floor; mirrored corner cabinet; chrome towel rail radiator; half-glazed folding door into...

**WC**  
Double-glazed frosted window to reatr; cabinet with grey top, including white white w.c. and concealed cistern; non-slip tiled floor.

**FIRST FLOOR:**

**Landing**  
Hatch and pull-down ladder up into loft.

**Bedroom One**  
w: 12' 10" x l: 10' 6" (w: 3.91m x l: 3.2m)  
Double-glazed bay window to front; range of fitted wardrobes across one entire wall; fitted bookshelves; picture rail; radiator.

**Bedroom Two**  
w: 7' 11" x l: 11' 2" (w: 2.41m x l: 3.4m)  
Double-glazed window to rear; radiator.

**Bedroom Three**  
w: 8' x l: 8' 11" (w: 2.44m x l: 2.72m)  
Double-glazed window to rear; radiator.

**EXTERNAL:**

**Front Garden**  
Laid mainly to lawn, with flower borders and shrubs; hedge to one side, wire fencing to other; fence to front, with metal gate and concrete path to front door; outside light; outside power pt.

**Rear Garden**  
w: 18' x l: 80' (w: 5.49m x l: 24.38m)  
Level and laid mainly to lawn, with flower borders, paved path and paved patio area; fenced to one side; hedge to other side; outside tap; outside light; outside power pt; rhubarb/vegetable patch to far end (could possibly be turned into hardstanding).

**Garage**  
w: 7' 11" x l: 16' 1" (w: 2.41m x l: 4.9m)

Detached, at the end of the garden; concrete construction under corrugated roof; up-and-over door from rear lane; door to side and window overlooking garden.

**LOCATION:**

Well placed if you need to get into or out of town, with access to the M32, M4 & M5 motorways quite direct, and with two railway stations (including Bristol Parkway) close at hand, the suburb of Filton, on the northern edge of the city, is also a great location for the aerospace industries, the University of the West of England, the MoD at Abbeywood... and so it goes on. There are local shops close by, and still within walking distance, large supermarkets and other amenities slightly further afield.

**GENERAL:**

**Tenure**

Freehold.

**Council Tax Band**

Band B (£1865.51 per annum 2023/24).

**IMPORTANT:**

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Please note that no services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies him/herself as to their operating efficiency before proceeding with a purchase. Please also note that photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

**INTERESTED?**

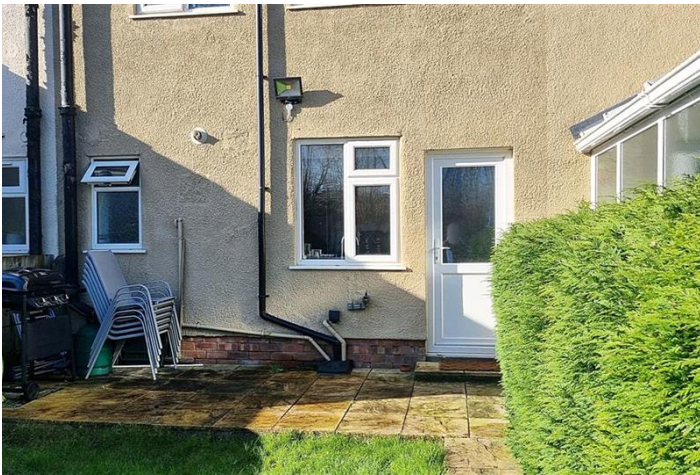
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.

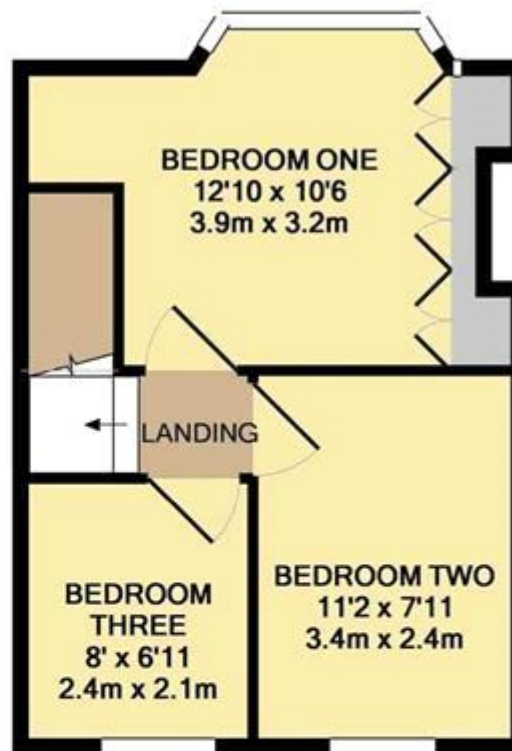
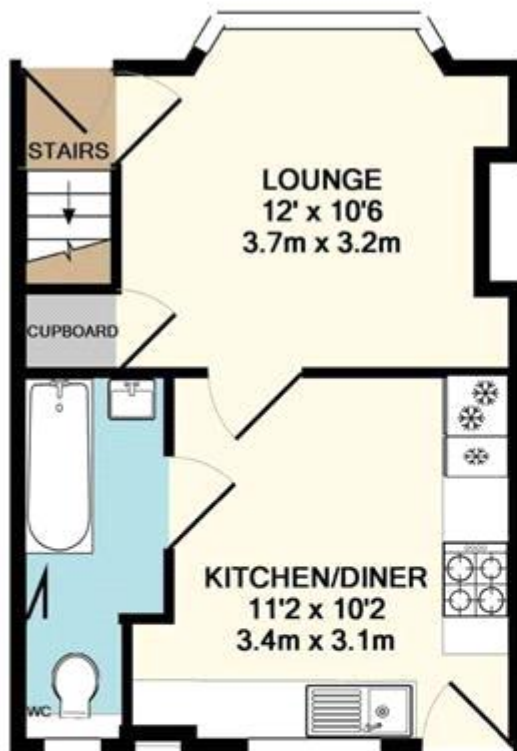




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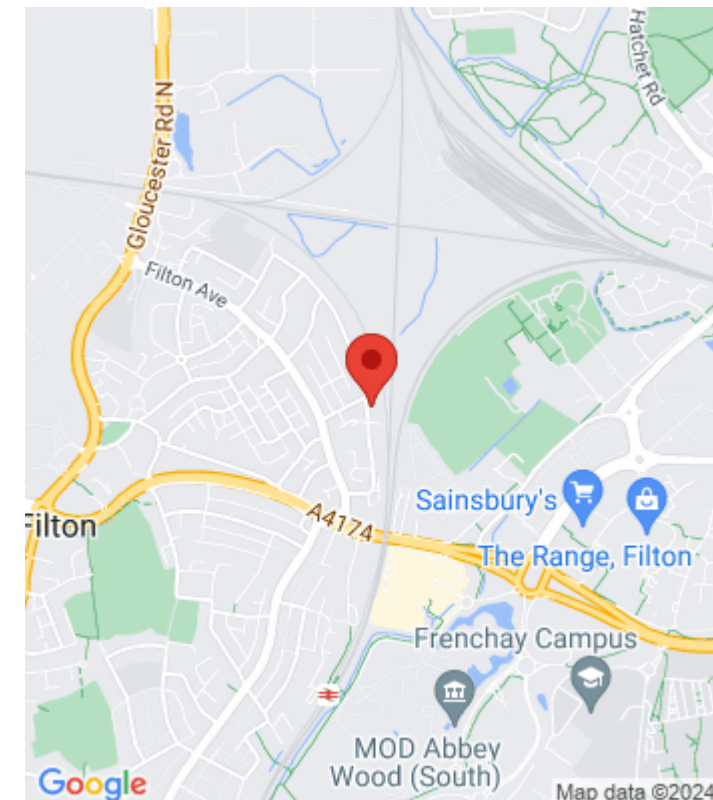
GROUND FLOOR  
APPROX. FLOOR  
AREA 306 SQ.FT.  
(28.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 306 SQ.FT.  
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.8 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.