

## 14 Champion Road, Bristol, BS30 6AD

**Offers In The Region Of £315,000**

Nestled on Champion Road in the charming village of Bitton, Bristol, this immaculately presented two-bedroom terraced house offers a delightful blend of modern living and historical charm. The property boasts a well-fitted kitchen and a stylish bathroom, ensuring comfort and convenience for its residents. With gas-fired central heating and uPVC double glazing, the home is both warm and energy-efficient.

One of the standout features of this property is the off-street parking, a rare find in such a desirable location. The enclosed rear garden is well-maintained, providing a perfect outdoor space for relaxation or entertaining guests.

Bitton itself is a tranquil haven, just a short drive from the historic city of Bath, making it an ideal spot for those who appreciate both peace and accessibility. Families will find the area particularly appealing, with The Meadows primary school nearby and Oldfield Park Secondary school just minutes away, ensuring quality education options for children.

Entrance via composite front door into

### Hallway

14'7" x 6'5" (4.45 x 1.97)



Stairs rising to first floor landing, storage cupboard housing fuse board, under stairs storage cupboard, doors to

### W/C

Close coupled w/c, pedestal wash hand basin with mixer tap, single radiator, extractor fan.

### Kitchen

10'9" x 6'6" (3.28 x 1.99)



uPVC double glazed window to front aspect, a range of wall and floor units with worksurface over, integrated oven and induction hob with extractor over, integrated fridge freezer, slim line dishwasher and washing machine, spot lights.

### Sitting/Dining Room

13'3" x 11'5" (4.06 x 3.48)



uPVC double glazed patio doors opening to rear garden, uPVC double glazed window to rear aspect, single radiator, space for dining table with fitted seating.

### First Floor Landing



Access to loft space, single radiator, cupboard with wooden shelving for linen, doors to

### Bedroom One

13'2" x 9'2" (4.03 x 2.81)



uPVC double glazed windows to rear aspect, single radiator, fitted wardrobes.

### Bedroom Two

13'2" x 9'11" (4.03 x 3.03)



uPVC double glazed windows to front aspect, single radiator.

## Bathroom

6'6" x 6'0" (2.00 x 1.85)



Suite comprising close coupled w/c, pedestal wash hand basin with mixer taps over, paneled bath with shower attachment over, heated towel rail, spot lights, extractor.

## Outside

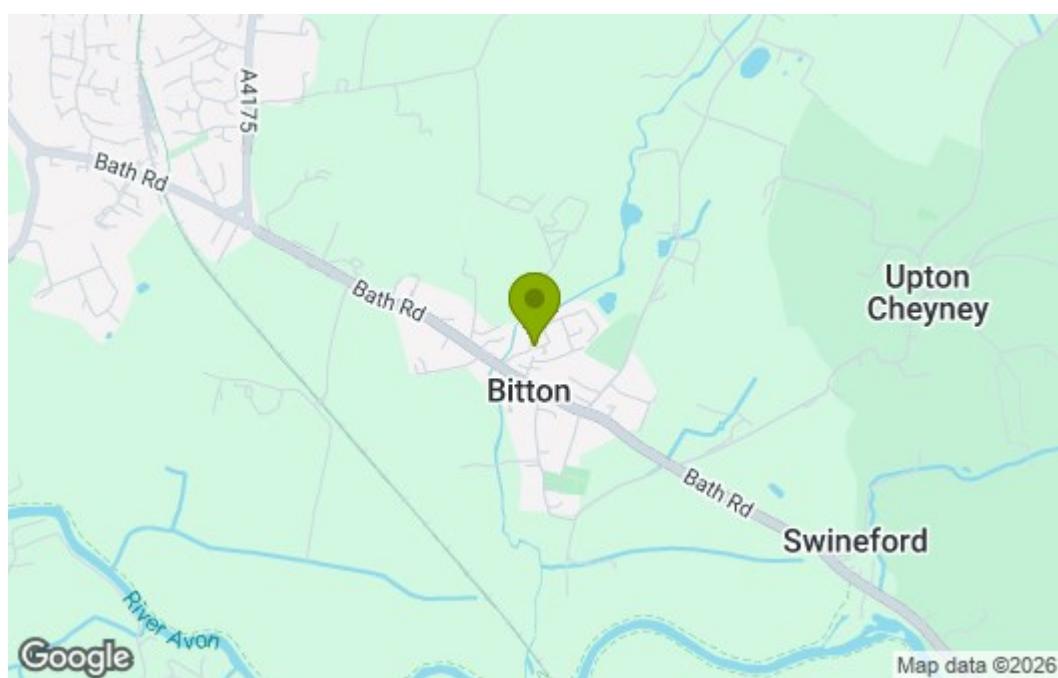


The front of the property has off street parking. The rear garden is well maintained with a patio immediately adjoining the property ideal for garden furniture, the remainder is laid to lawn and gravel with a pedestrian gate to the rear.

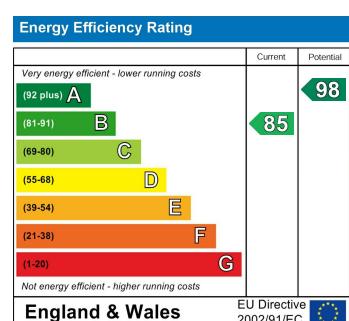
## Floor Plan



## Area Map



## Energy Efficiency Graph



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