

LOT  
24

81 Sherrin Way, Bristol BS13 8RP

\*GUIDE PRICE £150,000+



A three bedroom end terrace house recently refurbished and ready to let, suitable for cash buyers only.

#### DESCRIPTION

A three bedroom, end of terrace property, which has had the benefit of recent refurbishment and is offered for sale ready to let, or for owner occupation. The property has the benefit of a front driveway and an enclosed rear garden, being mainly laid to lawn with a pedestrian gateway giving access to the front of the property and is situated in the up and coming Withywood area of Bristol.

#### LOCATION

Withywood is a district in the south west of Bristol with excellent amenities, community groups and parks, convenient for local shops, supermarkets and well respected local schools. The area has excellent transport links to Bristol city centre. This suburb is fast becoming the place to buy for excellent value property.

#### ACCOMMODATION

**Ground Floor** Entrance hall, kitchen/diner, sitting room and additional study/play room.

**First Floor** Landing, three bedrooms and bathroom.

**Outside** On drive parking to the front of the property, with the rear garden being mainly laid to lawn with a pedestrian gateway giving access to the front of the property.



#### EPC

Energy Efficiency Rating – C

#### AUCTION VALUER

Wendy Alexander

#### VIEWING

Strictly by appointment only with Taylors Bedminster 0117 963 8078. General enquiries Countrywide Property Auctions 01395 275691.

