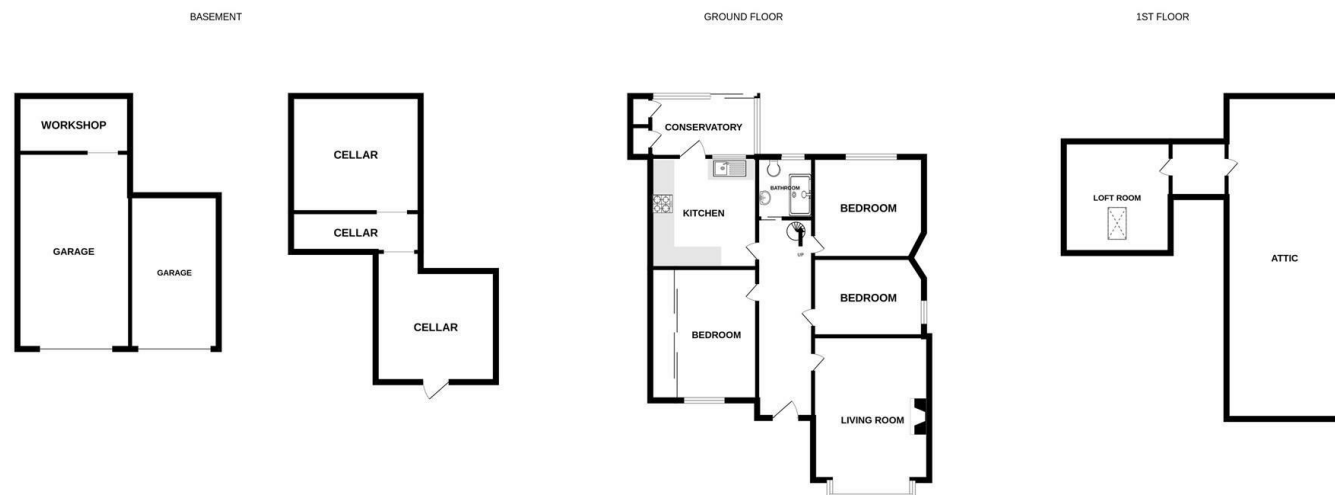


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

2 Jersey Avenue, Brislington, Bristol, BS4 4RA



£380,000

A semi detached bungalow offering versatile accommodation situated in a convenient location.

- Semi detached
- Living room
- Kitchen
- Conservatory
- Shower room
- Three bedrooms
- Loft room
- 2 single garages
- Undercroft
- Rear garden

www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

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2 Jersey Avenue, Brislington, Bristol, BS4 4RA

A rare opportunity to purchase this unique and versatile, three bedroom semi detached bungalow boasting views over the city, situated in a convenient location for access to the city centre, local amenities and public transport.

Entering the property into a welcoming entrance hallway which provides access to a generous living room with bay window, three well proportioned bedrooms (one of which currently being used as a second reception room), a spacious kitchen / breakfast room with direct access to a conservatory and a shower room. From the entrance hallway there is a spiral staircase providing access to a loft room currently being used as an office.

Externally the property benefits from an excellent rear garden which is mainly laid to lawn with well established plants and shrubbery whilst the front benefits from a driveway, access to two single garages (one benefiting from a workshop at the rear). The property further benefits from an impressive undercroft.

INTERIOR

UPPER LEVEL

ENTRANCE HALLWAY 6m x 1.9m (19'8" x 6'2")

Access to all rooms on this level, spiral staircase up to loft room and a radiator.

LIVING ROOM 4.6m x 3.4m (15'1" x 11'1")

UPVC double glazed window to front aspect, radiator and power points.

KITCHEN/BREAKFAST ROOM 3.3m x 3.1m (10'9" x 10'2")

UPVC double glazed window and door to rear, wooden wall and base units, laminate worktops, integrated electric oven and hob space for white goods, tiled splashbacks, radiator and power points.

BEDROOM ONE 3.9m x 3.1m (12'9" x 10'2")

UPVC double glazed window to front aspect, integrated wardrobe with mirrored sliding doors, radiator and power points.

BEDROOM TWO 3.3m x 3m (10'9" x 9'10")

UPVC double glazed window to rear aspect, radiator and power points.

BEDROOM THREE 3.4m x 2.6m (11'1" x 8'6")

UPVC double glazed window to side aspect, radiator and power points.

SHOWER ROOM 1.7m x 1.6m (5'6" x 5'2")

Obscured UPVC double glazed window to rear aspect, walk in shower off mains, wash hand basin with mixer tap over, low level WC, tiled walls and a heated towel rail.

CONSERVATORY 2.3m x 1.8m (7'6" x 5'10")

UPVC double glazed windows surrounding to rear garden and sliding door, two outbuilding storage cupboards.

LOFT ROOM 3.3m x 3.2m (10'9" x 10'5")

Double glazed velux window to rear aspect, power points, partially boarded loft space for storage.

LOWER LEVEL

GARAGE ONE

Wooden garage doors to front, door to workshop, power points and lighting.

WORKSHOP 3.5m x 2.6m (11'5" x 8'6")

Lighting and power points.

GARAGE TWO 4.5m x 2.5m (14'9" x 8'2")

Electric car charging point, power points, roll up garage door.

EXTERIOR

FRONT OF PROPERTY

Staircase leading to front door, driveway access via a dropped kerb to both garages, side access to rear garden.

REAR OF PROPERTY

Mainly laid to lawn, greenhouse, concrete pathway, well established plants and shrubbery, door access to undercroft storage.

TENURE

This property is leasehold with a ground rent of £10 per annum. A 999 year lease commenced on the 31st May 1934 with 909 years remaining.

AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band B according to www.gov.uk website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk)

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

