





Church Road,  
Bristol,  
BS36 2AH

OIEO £580,000



Nestled in the charming village of Frampton Cotterell, Bristol, this 1950s detached house on Church Road is a hidden gem waiting to be polished. Boasting three reception rooms and four bedrooms spread across 1,410 sq ft, this property offers ample space for a growing family.

As you step into this double fronted extended house, you are greeted by an inviting entrance hall that leads you to a lounge, family room, dining room, kitchen and a utility room with separate W/C and hand basin. Upstairs is a bathroom and four bedrooms that provide flexibility for a home office, guest room, or a cosy personal sanctuary.

One of the standout features of this property is the corner plot gardens that surround the house, offering a tranquil outdoor space for relaxation or entertaining. The rear garden has the benefit of a South Facing. The presence of a garage and off-road parking adds convenience to your daily life.

While the house is steeped in the charm of its late 1950's origins, it presents a fantastic opportunity for modernisation to create a bespoke living space tailored to your tastes and preferences. The absence of a chain means a smoother transition to making this house your home.

Don't miss out on the chance to transform this property into a modern masterpiece while enjoying the peaceful surroundings of Frampton Cotterell.





#### ENTRANCE HALL

Top glazed panel door to front, stairs to first floor.

#### RECEPTION ONE 19'5" x 10'10"

Double glazed window to front and side, fire place, radiator.

#### RECEPTION THREE 11'3" 8'8"

Double glazed window to side and rear, radiator.

#### RECEPTION TWO 11'0" x 9'10"

Double glazed window to front, radiator.

#### KITCHEN 13'0" x 8'0"

Double glazed window to rear, base units, stainless steel sink double drainer, built in cupboards, pantry, breakfast bar, under stairs cupboard, half tiled, radiator, double glazed door to side.

#### UTILITY ROOM

Double glazed door to side Double glazed windows to side. Plumbing for washing machine. Floor standing oil- fired boiler. Separate room with W/C and hand basin.

#### LANDING

Access to loft.

#### BEDROOM ONE 14'0" x 11'3"

Double glazed window to rear and side, shower cubicle, vanity wash hand basin, radiator.

#### BEDROOM TWO 13'8" max - 11'10" x 9'10"

Double glazed window to front, built in wardrobe, airing cupboard, radiator.

#### BEDROOM THREE 17'5" x 10'2"

Double glazed window to front, radiator.

#### BEDROOM FOUR 10'11" x 8'10"

Double glazed window to side, radiator.

#### BATHROOM 9'10" x 5'5"

Double glazed window to rear, bath, pedestal wash hand basin, W/C, part tiled walls.

#### FRONT GARDEN

#### SIDE GARDEN

Laid to lawn.

#### REAR GARDEN

Laid to lawn with garden shed, various fruit trees.

#### GARAGE

Single garage with attached store rooms, and ample off road parking.

Tenure: Freehold  
Council Tax Band: E



- Double Fronted Extended Detached House
- Entrance Hall
- Lounge and Family Room
- Dining Room
- Oil Central Heating
- Kitchen and Utility
- Four Good Sized Bedrooms
- Corner Plot Gardens
- Garage and Ample Off Road Parking
- Village Location

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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