

for sale

offers in excess of **£290,000** Freehold



Dragon Road Winterbourne Bristol BS36 1BL

* NO ONWARD CHAIN * THREE
BEDROOM STAGGERED MID TERRACE
FAMILY HOME * WINTERBOURNE
LOCATION * LOUNGE * KITCHEN/DINING
ROOM * FAMILY BATHROOM *
DOWNSTAIRS GUEST CLOAKROOM *
GARDENS * STREET PARKING *
OFFERED WITH NO ONWARD CHAIN *

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Property Details

Ground Floor

Entrance Hall

Double glazed panelled door with obscured glass panel to front elevation, stairs rising to first floor, understairs storage cupboard, telephone point, further storage cupboard with shelving, radiator and doors leading to cloakroom, lounge and kitchen/dining area.

Cloakroom

Double glazed window with obscured glass panel to front elevation, low level WC, wash hand basin, fully tiled walls, textured ceiling, fusebox and radiator.

Lounge

12' 6" x 11' 5" (3.81m x 3.48m)

Double glazed to front elevation, feature built-in stone TV cabinet, TV point, electric fire set upon a hearth with mantle surround, textured ceiling and radiator.

Kitchen / Dining Room

21' 8" x 8' 10" (6.60m x 2.69m)

Two double glazed windows and double glazed door with obscured glass panel to rear elevation. Fitted kitchen comprising a range of wall and base units with work surfaces over incorporating a sink/drain, built-in electric oven and grill with gas hob and extractor hood over, integrated washing machine, integrated fridge/freezer, tiled walls and flooring to kitchen area, dining area laid to carpet, textured ceiling and radiator.

First Floor

Landing

Stairs rising from ground floor, access to loft area and doors leading to all bedrooms and bathroom with half landing.

Bedroom One

12' 6" x 11' 5" max inc wardrobes (3.81m x 3.48m max inc wardrobes)

Double glazed window to front elevation, range of fitted furniture - wardrobe, dressing table, overhead storage and bedside table, textured ceiling and radiator.

Bedroom Two

11' 5" plus built-in wardrobe x 8' 10" (3.48m plus built-in wardrobe x 2.69m)

Double glazed window to rear elevation, built-in wardrobe with hanging rail and shelf, textured ceiling and radiator.

Bedroom Three

8' 10" x 7' 7" (2.69m x 2.31m)

Double glazed window to rear elevation, built-in cupboard, textured ceiling and radiator.

Shower Room

Double glazed window with obscured glass panel to front elevation, low level WC, pedestal wash hand basin, cupboard housing boiler, fully tiled walls, textured ceiling and radiator.

Outside Space

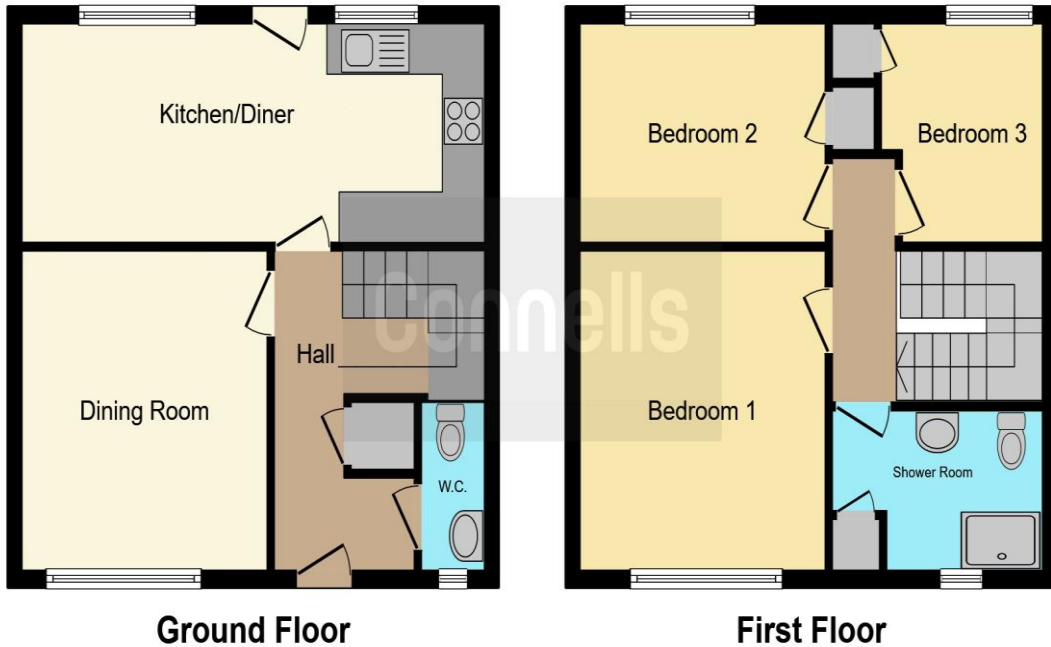
Front Garden

Mainly laid to lawn with pathway leading to front door.

Rear Garden

Fully enclosed by way of boundary wall and wooden fence panels, mainly laid to artificial lawn, patio area, vegetable and flower beds plus a raised bed, outside tap, brick built storage shed and gated rear access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

EPC Rating: C

Property Ref: YAT307536 - 0005

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