



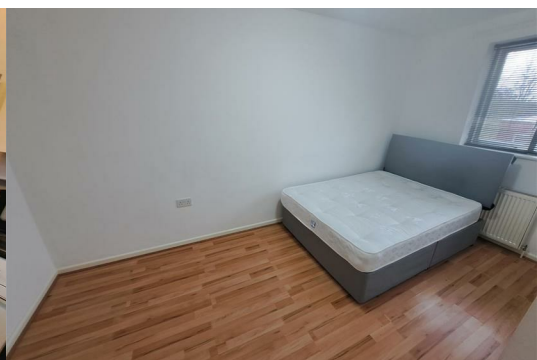
## 4 Johnsons Lane

, Bristol, BS5 9AZ

**£1,650**



PLEASE READ DO NOT PHONE If you are interested in viewing this property please send us an alert through Rightmove / Zoopla using the Email Agent/request details option on their site. We will then respond with a brief questionnaire. On receipt, we will then contact you. Available straight away, Situated Close To The Popular Whitehall Primary School. Accommodation Comprising Entrance Hallway, Lounge With Doors Giving Access To A Nice Size Garden, Downstairs WC, Kitchen Breakfast Room, On The First Floor There Are Three Bedrooms And Bathroom. Sorry No House Share Or Smokers.



## Hallway

Entrance door leading to the hallway, tiled flooring, radiator, stairs to the first floor accommodation with small under stairs recess.

## Cloakroom

WC, wash hand basin, tiled flooring and tiled splash backs, radiator.

## Lounge 11'11" max 8'4" x 16'6" (3.65m max 2.55m x 5.03m )

Double doors leading to the rear garden and further window, two radiators, power points.

## Kitchen Breakfast Room 9'10" x 14'5" (3.02m x 4.41m )

Window overlooking the front, wall mounted boiler which supplies the gas central heating system and domestic hot water, wall and base units with with surfaces over, four ring electric hob, oven and extractor hood, washing machine, fridge freezer, breakfast bar area two stools, single drainer stainless steel sink unit.

## Landing

Tow storage cupboards.

## Bedroom 1 7'2" x 14'11" (2.20m x 4.56m )

Window overlooking the font, radiator, power points.

## Bedroom 2 9'9" x 11'8" (2.99m x 3.57m )

Window overlooking the rear, radiator, power points.

## Bedroom 3 8'0" x 9'0" (2.44m x 2.76m )

Window, radiator, power points.

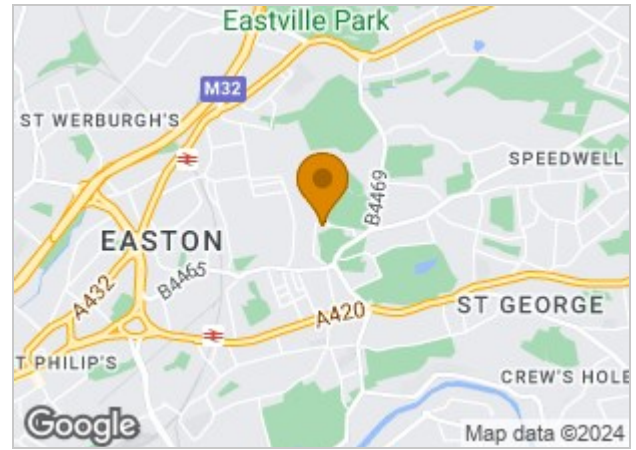
## Bathroom 6'4" x 8'4" (1.954m x 2.55m )

Bath with folding shower screen and shower over, WC, wash hand basin, tiled splash backs, obscure window.

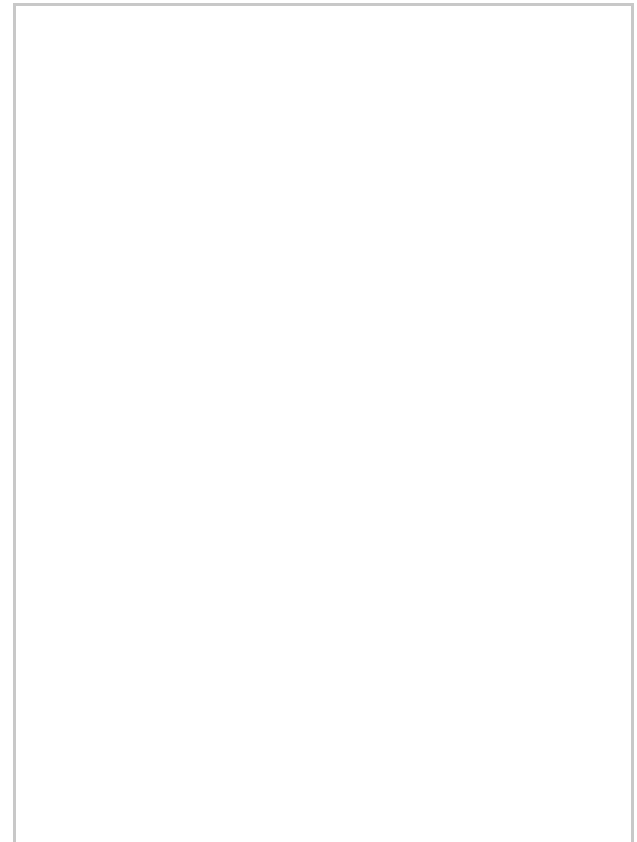
## Gardens

Nice size rear garden.

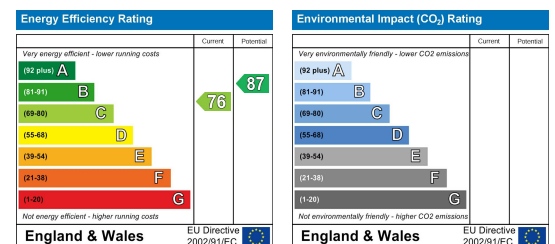
## Area Map



## Floor Plans



## Energy Efficiency Graph



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