



**Station Road,  
Bristol, BS36 1EN**

**PRICE: Offers In  
Excess Of £250,000**



## Property Features

- Cash Buyers Only
- Three Bedrooms
- 19' Lounge
- Kitchen
- Bathroom
- Oversize Single Garage
- Front and Rear Gardens
- Off Street Parking
- In Need Of Modernisation
- No Onward Chain

## Full Description

### Entrance Hall

Radiator, built in storage cupboard, smoke detector.

### Lounge/Dining Room

19'11 narrows to 14'11 x 17 (6.07m narrows to 4.55m x 5.18m)

Double glazed window to the rear, double glazed patio doors to the rear, feature fireplace, wall light points, two radiators, ceiling spot lighting, door to the lobby.

### Lobby

Double glazed door to the rear garden, tiled flooring, door to the garage.

### Kitchen

13'5 x 9 (4.09m x 2.74m)

Window to the front, fitted with a range of wall and base units with work-surfaces over, stainless steel double bowl double drainer sink unit with mixer tap over, built in double electric oven and electric hob, tiled splash-back, radiator, extractor.

### Bedroom One

12'9 x 8'11 (3.89m x 2.72m)

Double glazed window to the front, radiator, access to the loft space, built in wardrobe, telephone point.

### Bedroom Two

16'2 x 9'6 (4.93m x 2.90m)

Double glazed window to the rear, radiator, built in wardrobe, built in cupboards.

### Bedroom Three

13'3 x 6 (4.04m x 1.83m)

Window to the rear, radiator, built in storage cupboard.





**Bathroom**

Obscure window to the front, pedestal wash hand basin, panelled bath with shower attachment over, low level w.c., radiator, built in airing cupboard housing boiler.

**Rear Garden**

Lawned area, planted borders, paved patio area, path to the rear, mature shrubs, tap, lighting.

**Garage**

With up and over door, door to the rear lobby, lighting and power.

**Front Garden**

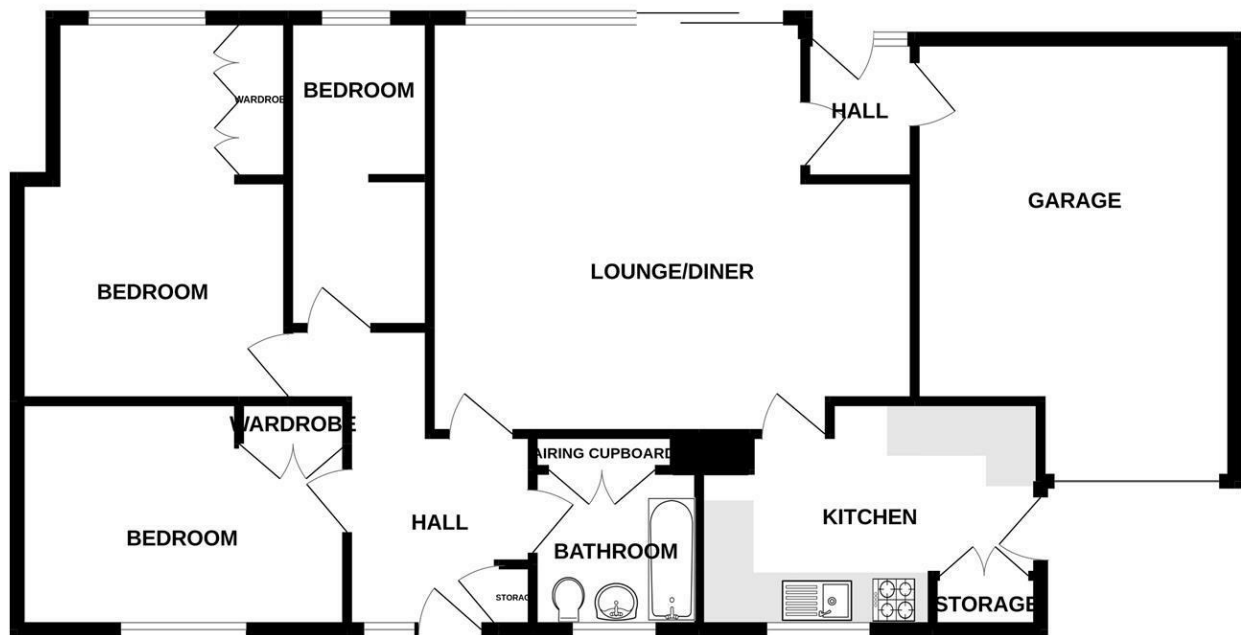
Imprinted concrete driveway providing off street parking, lawned area, planted borders, mature shrubs, covered entrance porch, tap lighting.



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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		

## GROUND FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements