

**Sandhurst,
Bristol, BS37 4JQ**

PRICE: £260,000

Property Features

- Mid Terrace House
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Recently Fitted Bathroom
- Rear Garden
- Garage
- Off Street Parking
- Well Presented
- No Onward Chain

Full Description

Entrance Hall

Double glazed window to the front, radiator, coved ceiling, staircase with cupboard under, door to lounge/dining room, opening to kitchen.

Lounge/Dining Room

24'8 x 11'8 (7.52m x 3.56m)

Double glazed window to the front, double glazed patio doors to the rear, two radiators, coved ceiling, television point.

Kitchen

9 x 7'4 (2.74m x 2.24m)

Double glazed window and door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, stainless steel single drainer sink unit with mixer tap over, built in electric oven and gas hob with extractor over, built in microwave, integrated fridge/freezer, integrated washing machine. coved ceiling.

Landing

Access to the loft space, coved ceiling.

Bedroom One

13'6 x 10'2 (4.11m x 3.10m)

Double glazed window to the front, radiator, coved ceiling, built in airing cupboard housing boiler.

Bedroom Two

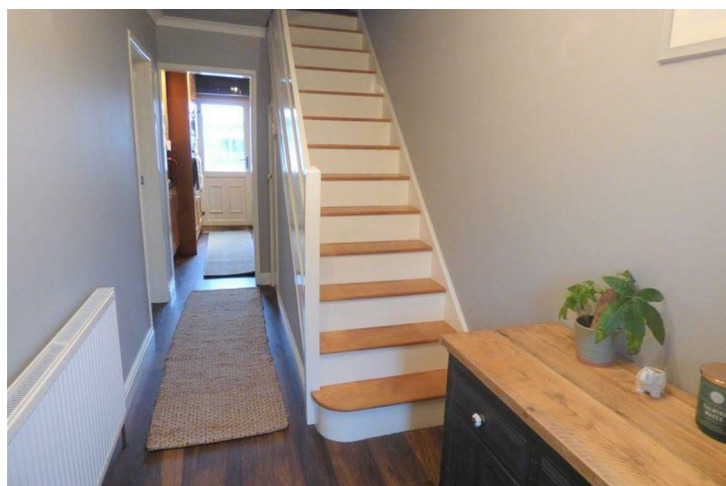
11 x 10'2 (3.35m x 3.10m)

Double glazed window to the rear, coved ceiling, radiator.

Bedroom Three

9 x 7'6 (2.74m x 2.29m)

Double glazed window to the front, coved ceiling, radiator, built in wardrobe with hanging space and shelving.



Bathroom
Double glazed obscure window to the rear, panelled bath with shower over, vanity wash hand basin, low level w.c, heated towel rail, fully tiled walls.


Rear Garden
Enclosed by fencing and walling, lawned area, paved patio area, planted borders, rear access gate.

Front Garden
Wall to the front, path to front door.

Garage & Parking
With up and over door, two off road parking spaces.

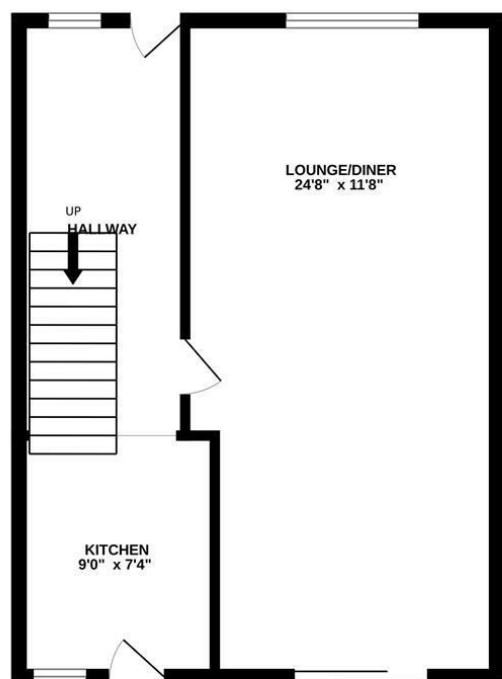


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

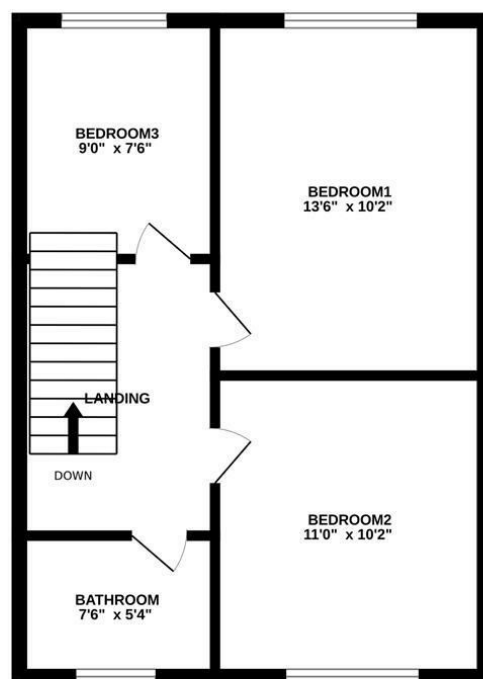
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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