



**Factory Road,
Bristol, BS36 1QL**

**PRICE: Asking Price
£590,000**

Property Features

- Detached Bungalow
- Four Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom and Seperate Shower Room
- Double Garage
- Covered Veranda
- Good Size Rear Garden
- Tucked Away Location
- Potential for Further Extension (STPP)

Full Description

Porch

Double glazed windows to the front and side, door to the side.

Kitchen

11'10 x 11'9 (3.61m x 3.58m)

Double glazed windows to the front and side, fitted with a range of wall and base units with roll edge work-surfaces over, one and a half bowl single drainer sink unit with mixer tap over, built in electric oven and induction hob, built in microwave, space for 'American' style fridge/freezer, radiator, integrated dishwasher, tiled splash-backs, LVT flooring, larder cupboard.

Lounge/Dining Room

22'9 x 11'2 (6.93m x 3.40m)

Double glazed patio doors to the side and rear, double glazed window to the rear, two radiators, LVT flooring, feature wood burning stove, telephone point.

Hall

Tiled flooring, wall light points.

Bedroom

13'11 x 10 (4.24m x 3.05m)

Double glazed windows to the side and rear, radiator, built in wardrobe with hanging space and shelving.

Bedroom

13'11 x 7'6 (4.24m x 2.29m)

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

Bedroom

12'10 x 12 (3.91m x 3.66m)

Double glazed window to the front, radiator, coved ceiling, wall light point.



Bedroom

13'3 x 10'1 (4.04m x 3.07m)

Double glazed window to the side, radiator, alcove with fitted desk and cupboards, coved and textured ceiling, access to the loft space.



Bathroom

Double glazed obscure window to the front, free standing bath with shower attachment over, built in shower cubicle with shower over, vanity wash hand basin, low level w.c., heated towel rail, coved and textured ceiling, part tiled walls, tiled flooring, wall mounted cupboard with mirror and light.



Inner Hall

Composite door to the front, tiled flooring, radiator, door to the garden.

Shower Room

Double glazed obscure window to the side, built in double shower cubicle with shower over, low level w.c., vanity wash hand basin, heated towel rail, tiled walls, tiled flooring, ceiling spot lighting.



Double Garage

With electric roller door, double glazed window to the side, power, space for washing machine, space for tumble dryer, stainless steel sink with mixer tap.

Rear Garden

Good size rear garden, mainly laid to lawn, paved patio area, gravelled seating area, steps up to bungalow, gravelled area to the side, planted borders, lighting, storage shed, enclosed by fencing and walling, mature shrubs and trees, tiled veranda with seating area, side access.

Front

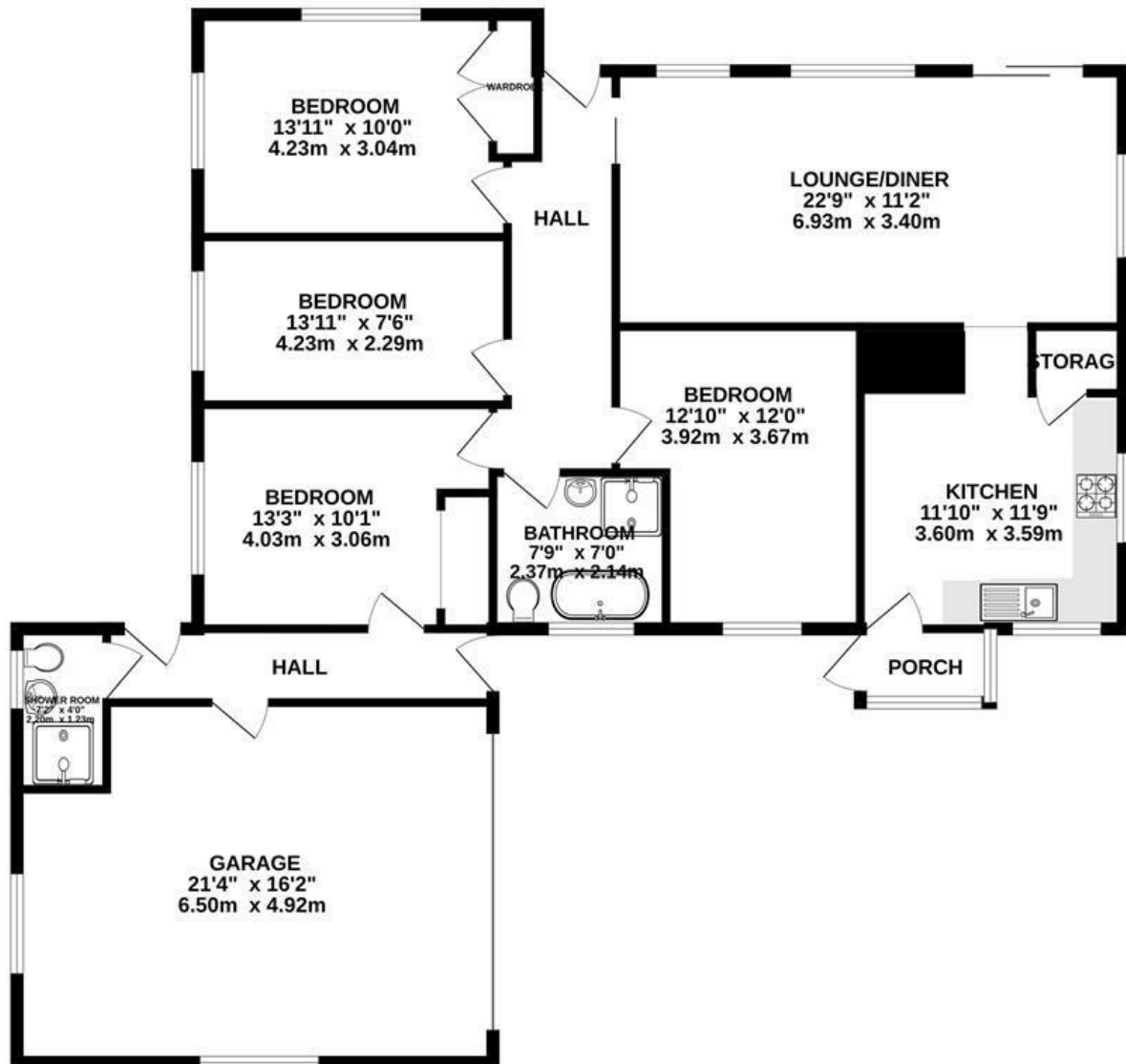
Gated tarmac driveway providing off street parking for several vehicles, lighting, raised planted border, side access, tap, outside power point.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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
1498 sq.ft. (139.2 sq.m.) approx.



TOTAL FLOOR AREA : 1498 sq.ft. (139.2 sq.m.) approx.

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 and 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