



**Heath Close,  
Bristol, BS36 1LQ**

**PRICE: Asking Price  
£499,950**

## Property Features

- Detached House
- Four Bedrooms
- Lounge/Dining Room
- Kitchen
- Cloakroom
- Utility Room
- Front & Rear Gardens
- Garage & Parking
- No Onward Chain

## Full Description

### Entrance Hall

Radiator, parquet flooring, stairs rising to the first floor landing.

### Cloakroom

Window to the side, low level w.c., vanity wash hand basin, tiled splash-backs, radiator.

### Lounge/Dining Room

23'6 x 13'8 (7.16m x 4.17m)

Double glazed windows to the front and rear, feature fireplace with gas fire, two radiators.

### Kitchen

12'9 x 12'1 (3.89m x 3.68m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, display cabinets, stainless steel single drainer sink unit with mixer tap over, space for cooker, built in fridge, space for dining table, radiator, under stairs storage cupboard, door to the utility room.

### Utility Room

12'6 x 8'2 (3.81m x 2.49m)

Door to the garage, door leading to the rear garden, built in storage cupboard, space for washing machine, space for fridge, stainless steel sink unit, tiled splash-backs.

### Landing

Built in airing cupboard, access to the loft space.

### Bedroom One

14'3 x 10'3 (4.34m x 3.12m)

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



### Bedroom Two

12'1 x 10'1 (3.68m x 3.07m)

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

### Bedroom Three

10'8 x 10'4 (3.25m x 3.15m)

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

### Bedroom Four

9'11 x 7'2 (3.02m x 2.18m)

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

### Shower Room

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

### Rear Garden

Mainly laid to lawn, paved patio area, planted borders, side access, shed, tap.

### Front Garden

Laid to lawn, block paved area providing off street parking.

### Garage

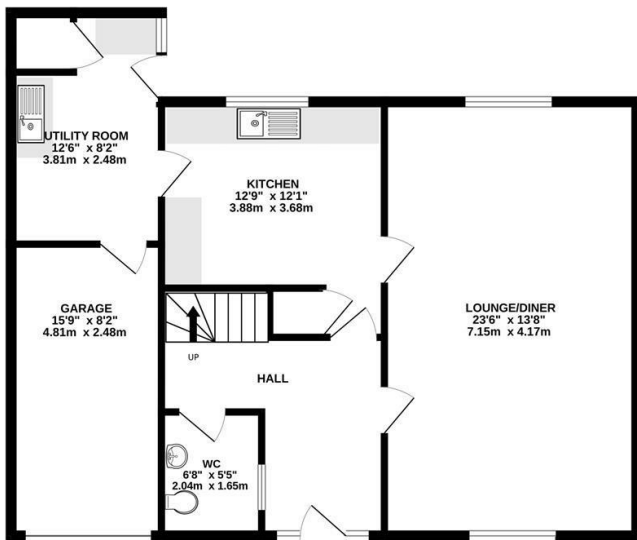
With electric up and over door, power and light, door to the utility room.



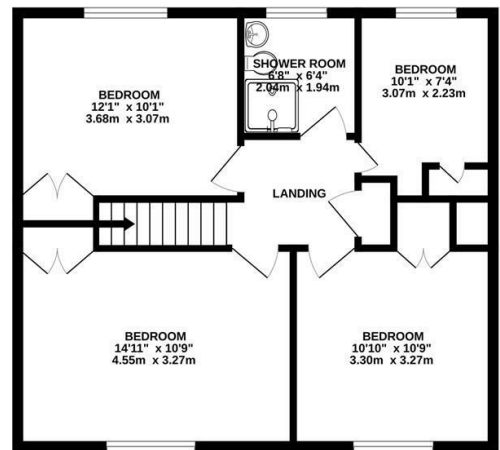
| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         |           |
| (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  
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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