



**Mill Steps,
Bristol, BS36 1BT**

**PRICE: Offers Over
£400,000**

Property Features

- Character Cottage
- Three Bedrooms
- Two Reception Rooms
- Views Over Open Fields
- Good Sized Rear Garden
- Quiet Location

Full Description

Entrance Hall

Door to porch with door to inner lobby.

Inner Hall

Doors to and radiator

Living Room

23'1" x 12'4" (7.06 x 3.78)

Double glazed window to front, double glazed French doors to rear garden, feature stone fireplace with wood burning stove with stone hearth. Two radiators.

Kitchen

12'2" x 9'10".154'2" (3.73 x 3.47)

A range of wall and base units with work surface over. space for fridge space for washing machine. Stainless steel sink with mixer tap and tiled splash backs. Double glazed window to front. radiator. Door to:

Dining Room

12'2" x 11'4" (3.73 x 3.47)

Window to rear, radiator, door to stairs rising to 1st floor landing.

Lean to Conservatory

17'6" x 6'3" (5.34 x 1.91)

Lean to conservatory with views over open fields, door to garden.

Landing

Bedroom One

15'3" x 12'4" (4.67 x 3.78)

Double glazed window to rear, radiator. Boiler cupboard housing modern combi boiler.

Bedroom Two

12'7" x 12'2" (3.84 x 3.71)

Double glazed window to rear, radiator, fitted wardrobes with hanging and shelving.



Bedroom Three

9'0" x 8'9" (2.76 x 2.69)

Double glazed window to front, radiator and access to loft.

Bathroom

8'3" x 5'10" (2.54 x 1.80)

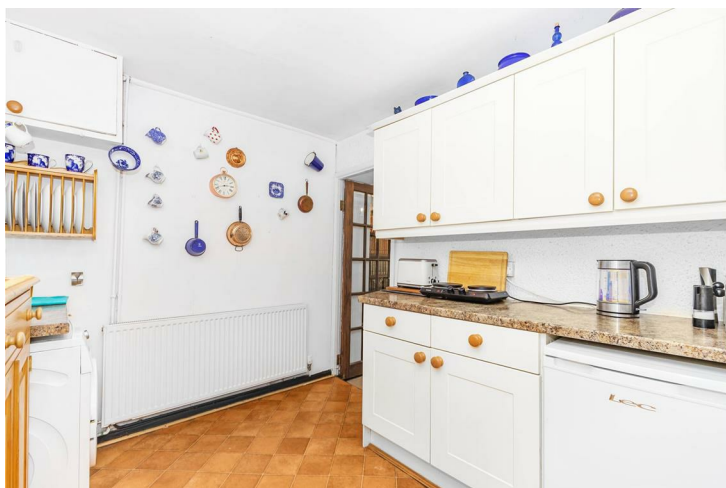
Suite comprising of low-level WC pedestal hand, wash basin panelled bath with mains shower over part tiled walls double glazed obscure window to front radiator

Rear Garden

Split into three sections and overlooking open countryside, laid to gravel, patio and lawn. Enclosed by fencing and walling.

Front Garden

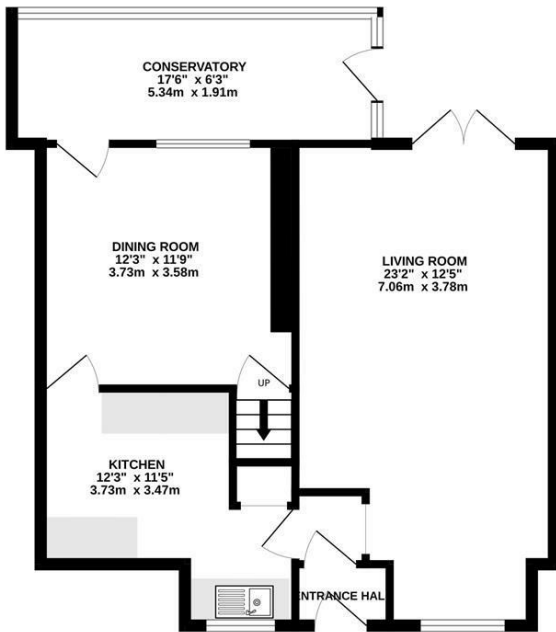
Enclosed by walling with steps leading down to the front door.



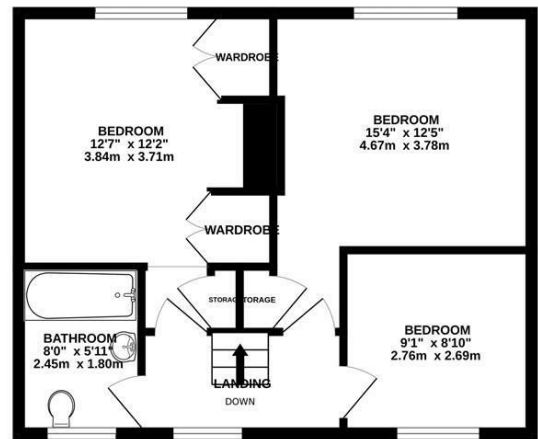
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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