



**Friary Grange Park,  
Bristol, BS36 1NA**

**PRICE: £350,000**

## Property Features

- Three Bedrooms
- Semi Detached
- Requires Modernisation
- Popular Location
- Gas Central Heating



## Full Description

Ever wanted a home where you can truly put your own stamp on it then this is the one. Located in one of the most popular roads in Winterbourne and offering three double bedrooms, its a must see.

Porch

Door to entrance, window to front and side. Door to:

Hallway

Under stairs storage cupboard, radiator, stairs rising to 1st floor landing and doors to:

Living Room

12'5" x 11'11" (3.79 x 3.64 )

Window to front, radiator, Virgin TV point and gas fire.

Sliding doors to:

Dining Room

11'11" x 9'6" (3.64 x 2.90 )

Radiator, door to kitchen and door to:

Lean To

11'0" x 8'2" (3.37 x 2.50)

Radiator, window to rear overlooking garden.

Kitchen

6'10" x 10'9" (2.09 x 3.30)

Window to rear, a range of wall and base units, space for cooker, stainless steel sink with two drainers, door to rear lobby.

Rear Lobby

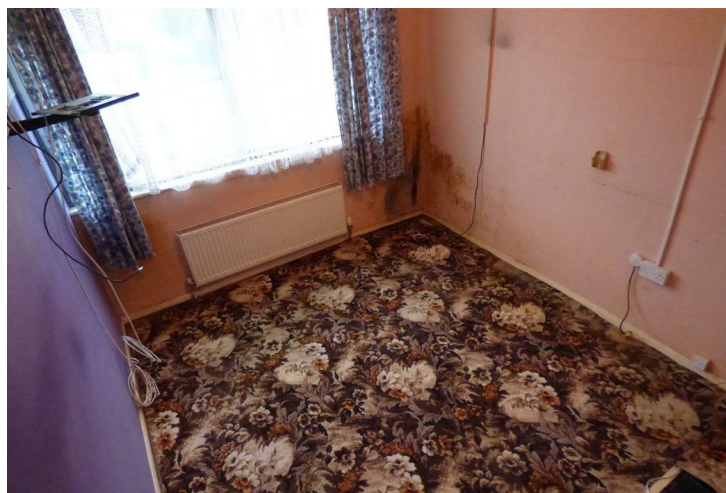
Storage cupboard and doors to:

W/C

Mid level w/c.

Lean To

Sink and drainers, Tap for washing machine.



Landing  
 Window to side, access to loft and storage cupboard.  
 Doors to:

Master Bedroom  
 13'9" x 10'0" (4.20 x 3.06)  
 Window to rear and radiator.

Bedroom Two  
 10'10" x 8'10" (3.30m x 2.69m)  
 Window to rear and radiator.

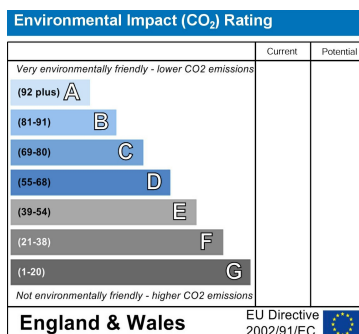
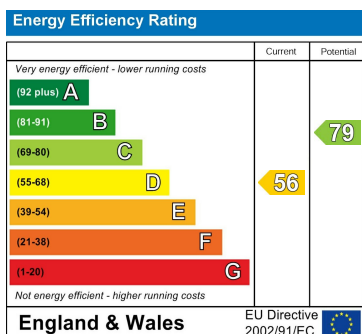
Bedroom Three  
 10'0" x 8'4" (3.06 x 2.56)  
 Window to front, radiator and airing cupboard housing a combination boiler.

Bathroom  
 Obscure window to front, suite comprising of a panelled bath with electric shower over, low-level WC and a vanity hand wash basin. Part tiled walls and heated towel rail.

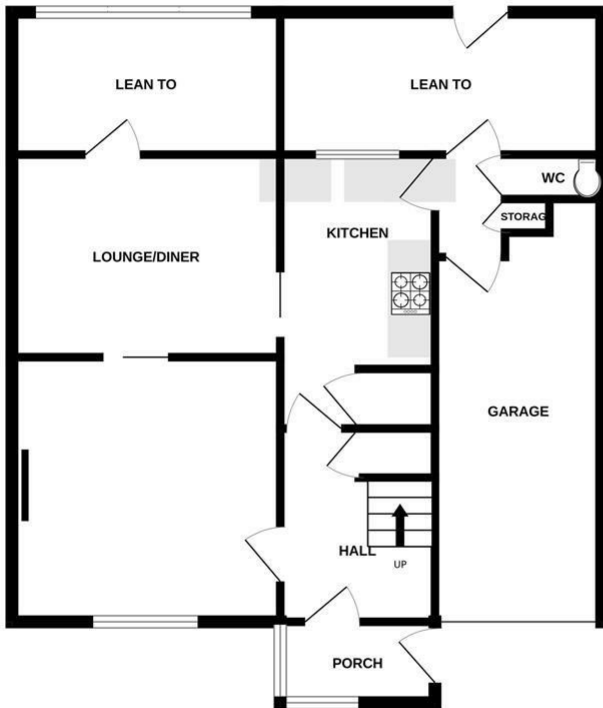
Garage  
 With door to front, light and power.

Front Garden  
 Off street parking for two cars, lawn and mature shrubs.  
 Covered carport leading to front door and garage.

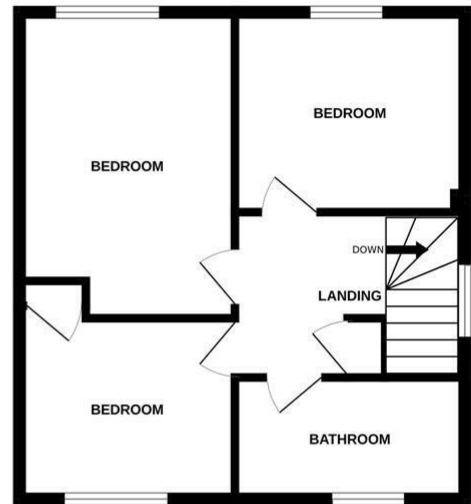
Rear Garden  
 Good sized rear garden enclosed by fencing.



GROUND FLOOR



1ST FLOOR



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