



**Flaxpits Lane,
Bristol, BS36 1LA**

**PRICE: Asking Price
£425,000**

Property Features

- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Cloakroom
- Garage & Parking
- Gas Central Heating
- Close to Local Shops & Schools
- Well Presented Throughout
- Corner Plot Position
- Roof Mounted Solar Panels Providing an Income

Full Description

Entrance Hall

Double glazed window to the front, stairs rising to the first floor, under stairs storage cupboard with lighting, radiator,

Living Room

16'5 x 11'5 (5.00m x 3.48m)

Double glazed window to the front, radiator, wall light points, coved and textured ceiling.

Cloakroom

Double glazed obscure window to the side, built in storage cupboard housing boiler, radiator, vanity wash hand basin, low level w.c., tiled splash-backs, textured ceiling, ceiling spot lighting.

Dining Room

18'3 x 11'11 (5.56m x 3.63m)

Double glazed windows to the side and rear, ceiling spot lighting, radiator.

Kitchen

11'1 x 10'6 (3.38m x 3.20m)

Double glazed window to the side, double glazed door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, built in electric oven, built in microwave, integrated dishwasher, integrated fridge/freezer, integrated washing machine, electric hob with extractor over, fully tiled walls, radiator, ceiling spot lighting.

Landing

Double glazed window to the side, access to the loft space (part boarded with ladder and lighting), coved and textured ceiling.



Bedroom One

14'11 x 10'5 (4.55m x 3.18m)

Double glazed window to the front, radiator, textured ceiling, fitted shelving.

Bedroom Two

12'9 x 10'5 (3.89m x 3.18m)

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

Bedroom Three

10'11 x 7'10 (3.33m x 2.39m)

Double glazed window to the front, radiator, built in desk and shelves.

Bathroom

Double glazed obscure window to the rear, low level w.c., vanity wash hand basin, panelled bath, bidet, 'P'shape bath with shower over, heated towel rail, fully tiled walls, wall mounted cupboards, ceiling spot lighting.

Enclosed Side Garden

Enclosed garden, access gates to the front and rear, circular paved area, paved patio area, raised planted borders, mature shrubs.

Garage

Single garage with up and over door, power and lighting, wall mounted cupboards.

Front Garden

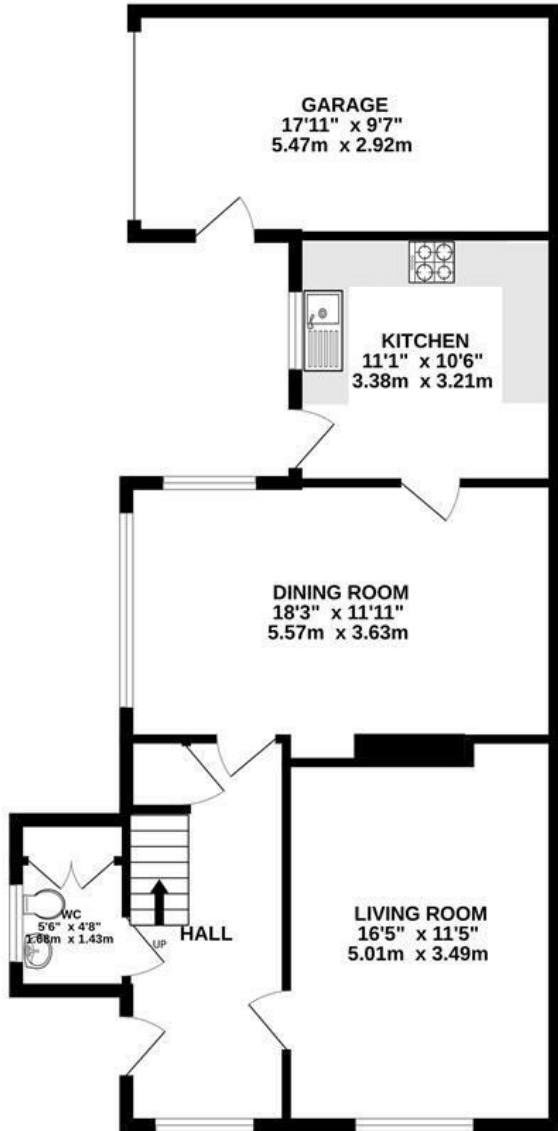
Gate and steps leading to the front door, paved area, planted borders, gravelled areas, lighting.



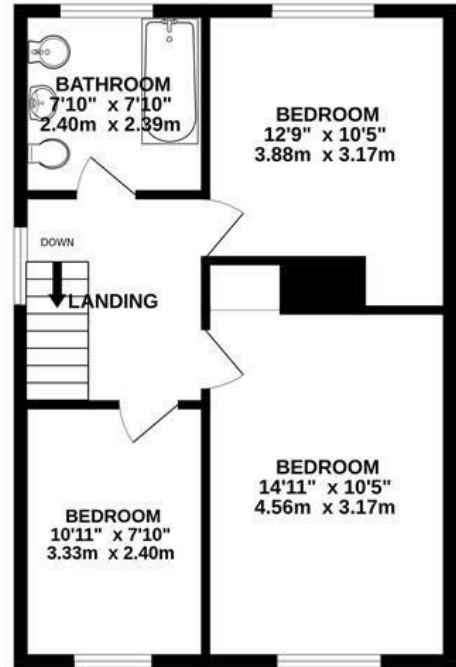
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1317 sq.ft. (122.3 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.
Made with Metropix ©2024

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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