



**Woodend Road,  
BRISTOL, BS36 2LL**

**PRICE: Offers In  
Excess Of £325,000**

## Property Features

- End of Terrace House
- Three Bedrooms
- Lounge/Dining Room
- Modern Kitchen
- Shower Room
- Low Maintenance Rear Garden
- Detached Garage
- Off Street Parking
- Well Presented Throughout
- No Onward Chain

## Full Description

### Entrance Hall

Stairs rising to the first floor landing, double glazed window to the side, radiator, dado rail, under stairs storage cupboard, textured ceiling, smoke detector.

### Kitchen

13 x 6'5 (3.96m x 1.96m)

Double glazed windows to the side and rear, door to the side, fitted with base units with roll edge work-surfaces over, integrated fridge, integrated washing machine, built in electric oven and electric hob, stainless steel single drainer sink unit with mixer tap over, ceiling spot lighting, smoke detector, wine rack.

### Lounge/Dining Room

22'7 x 11'8 (6.88m x 3.56m)

Double glazed window to the front, double glazed patio doors to the rear, coved and textured ceiling, two radiators, television point, wall mounted electric fire, wall light point.

### Landing

Double glazed window to the side, built in airing cupboard housing boiler, access to the loft space, smoke detector, textured ceiling.

### Bedroom One

12'10 x 7'7 (3.91m x 2.31m)

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

### Bedroom Two

10'11 x 9'5 (3.33m x 2.87m)

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





**Bedroom Three**

8'11 x 8'5 (2.72m x 2.57m)

Double glazed window to the front, radiator, textured ceiling, built in storage cupboard.

**Shower Room**

Double glazed windows to the rear and side, built in shower cubicle with shower over, vanity wash hand basin, low level w.c., heated towel rail, radiator, coved and textured ceiling, part tiled walls.

**Rear Garden**

Enclosed by fencing, laid to paving, side access, door to the garage, tap.

**Front garden**

Planted areas and gravelled areas to the front and side gardens, hard standing in front of garage providing off street parking, pedestrian gate and double gate to the front.

**Garage**

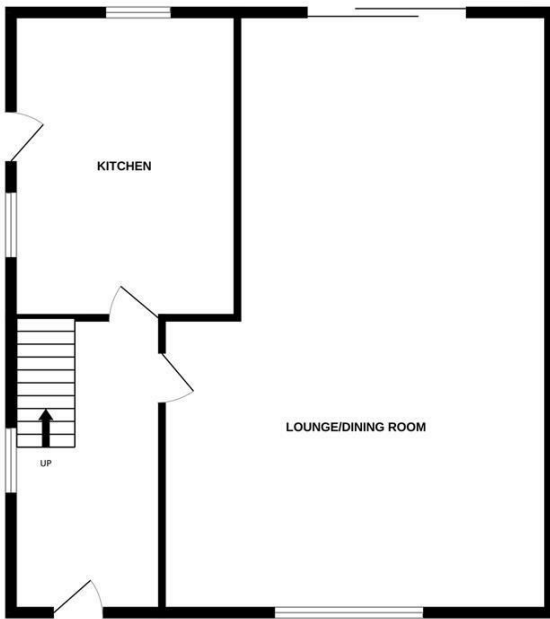
With electric up and over door, space for fridge and freezer, power and lighting, door to the garden.



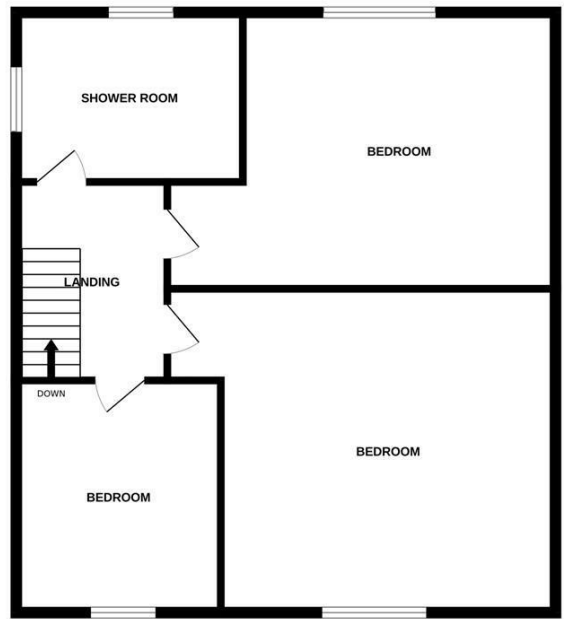
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England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



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