



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

**PRICE: Offers In  
Excess Of £425,000**

## Property Features

- Link Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Utility Room
- Cloakroom
- Corner Plot Position
- Garage
- Off Street Parking
- No Onward Chain

## Full Description

Situated in a corner plot position in the popular road of Friary Grange Park is this extended link detached house offered for sale with no onward chain.

### Porch

Double glazed window to the front, double glazed patio door to the hallway.

### Entrance Hallway

Stairs rising to the first floor landing, parquet flooring, radiator, coved and textured ceiling, smoke detector.

### Dining Room

**14'6 x 7'6 (4.42m x 2.29m)**

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

### Lounge/Diner

**22'3 x 11'10 (6.78m x 3.61m)**

Double glazed window to the front, double glazed patio doors to the rear, wall light points, feature fireplace, radiator.

### Conservatory

**11'10 x 11'7 (3.61m x 3.53m)**

Double glazed windows to the side and rear, wall mounted electric heater, tiled flooring.

### Kitchen

**13'3 x 7 (4.04m x 2.13m)**

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for fridge, space for cooker, tiled splash-backs, textured ceiling, radiator, under stairs storage cupboard.

### Utility Room

Double glazed door to the rear, space for freezer, space for washing machine, space for fridge, tiled flooring, built in storage cupboard, door to:-

### Cloakroom

Double glazed obscure window to the rear, low level w.c., vanity wash hand basin, coved ceiling, part tiled walls, tiled flooring.



**Landing**

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

**Bedroom One**

**13'8 x 10'4 (4.17m x 3.15m)**

Double glazed window to the rear, radiator, built in wardrobes with hanging space and shelving, over head storage cupboards, telephone point, built in dressing table.



**Bedroom Two**

**10'4 x 8'6 (3.15m x 2.59m)**

Double glazed window to the front, built in mirrored wardrobes with hanging space and shelving, built in storage cupboard, fitted desk, radiator, textured ceiling.



**Bedroom Three**

**10'7 x 8'7 (3.23m x 2.62m)**

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

**Shower Room**

Double glazed obscure window to the front, vanity wash hand basin, low level w.c., built in shower cubicle with shower over, fully tiled walls, shaver point, wall mounted mirror, heated towel rail, wall mounted electric heater, wall light point.



**Garage**

With up and over door, lighting, access to the loft, utility space to the rear consisting of:- double glazed window and door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, strip lighting.

**Rear and Side Gardens**

paved patio area, mainly laid to lawn, planted borders, mature shrubs and trees, further patio area, pathway leading around the conservatory, power point.

**Front**

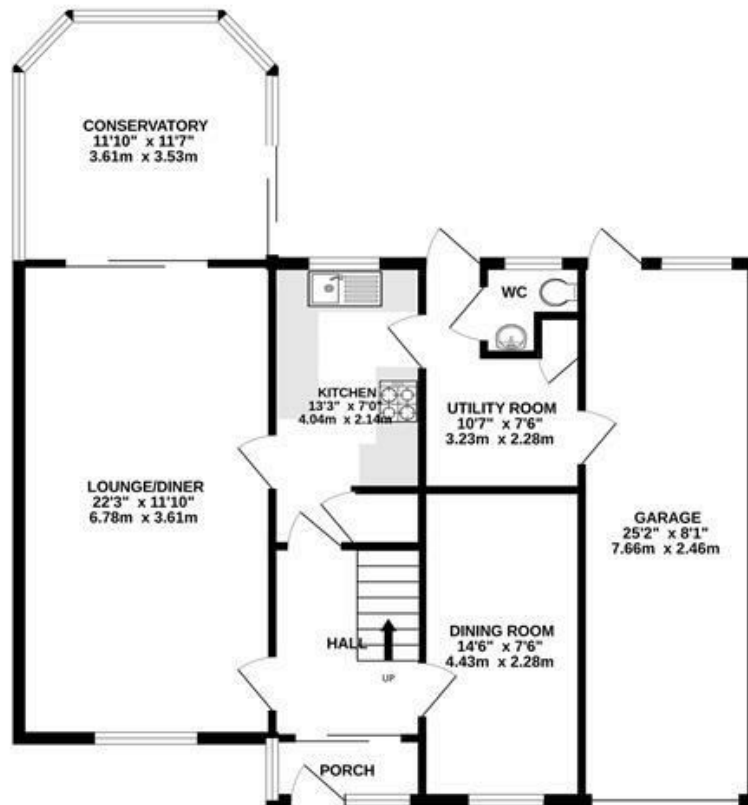
Block paved driveway providing off street parking, laid to lawn, planted borders,



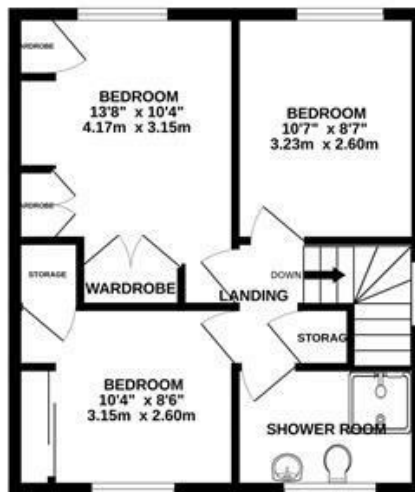
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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