



**The Land,
Bristol, BS36 2LJ**

**PRICE: Offers Over
£450,000**

Property Features

- Detached House
- Three Bedrooms
- Three Reception Rooms
- Kitchen/Dining Room
- Wet Room
- Utility Room
- Garage
- Off Street Parking
- Corner Plot
- No Onward Chain

Full Description

Entrance Porch

Double glazed leaded light windows to the front and side, double glazed leaded light door to the side, radiator, door to the hallway.

Entrance Hallway

Double glazed obscure leaded light window to the rear, radiator, stairs rising to the first floor landing.

Living Room

14'7 x 10'11 (4.45m x 3.33m)

Double glazed leaded light window to the front, radiator, feature fireplace with electric fire, wall light points, coved ceiling.

Dining Room

14'7 x 11'3 (4.45m x 3.43m)

Double glazed leaded light window to the front, radiator, coved ceiling.

Kitchen/Diner

12'7 x 11'2 (3.84m x 3.40m)

Double glazed leaded light window to the front, double glazed leaded light French doors to the side, fitted with a range of wall and base units with roll edge work-surfaces over, display units, built in wine rack, one and a half bowl single drainer sink unit with mixer tap over, integrated dishwasher, built in electric oven and electric hob with extractor over, integrated microwave, radiator, space for table, tiled flooring, wall light points, smoke detector, ceiling spot lighting, access to loft space.

Utility Room

6'2 x 5'10 (1.88m x 1.78m)

Base and tall units with roll edge work-surfaces over, space for washing machine, space for tumble dryer, ceiling spot lighting, extractor, tiled flooring.

Wet Room

Double glazed obscure leaded light window to the side, low level w.c., pedestal wash hand basin, part tiled walls, extractor, tiled flooring.



Study

6'10 x 6'2 (2.08m x 1.88m)

Double glazed leaded light window and door to the side, tiled flooring, radiator, ceiling spot lighting.

Landing

Double glazed leaded light window to the front, access to the loft space, coved ceiling, smoke detector, built in storage cupboard.

Bedroom One

14'7 x 10'11 (4.45m x 3.33m)

Double glazed leaded light window to the front, access to the loft space, coved ceiling, smoke detector.

Bedroom Two

11'4 x 8'6 (3.45m x 2.59m)

Double glazed leaded light window to the side, radiator, built in wardrobe with hanging space and shelving, coved and textured ceiling.

Bedroom Three

11'4 x 6'2 (3.45m x 1.88m)

Double glazed leaded light window to the front, radiator, coved and textured ceiling, built in wardrobe with hanging space and shelving and drawers below.

Shower Room

Double glazed obscure leaded light window to the rear, built in shower cubicle with shower over, vanity wash hand basin, low level w.c., heated towel rail, built in storage cubicle with boiler, low level w.c., ceiling spot lighting, coved ceiling.

Side Courtyard

Paved patio area, door to the garage.

Garden

Enclosed by fencing and bushes, lawned area, paved patio area, tap, lighting, mature shrubs, planted borders, seating area, shed, side access gate.

Front

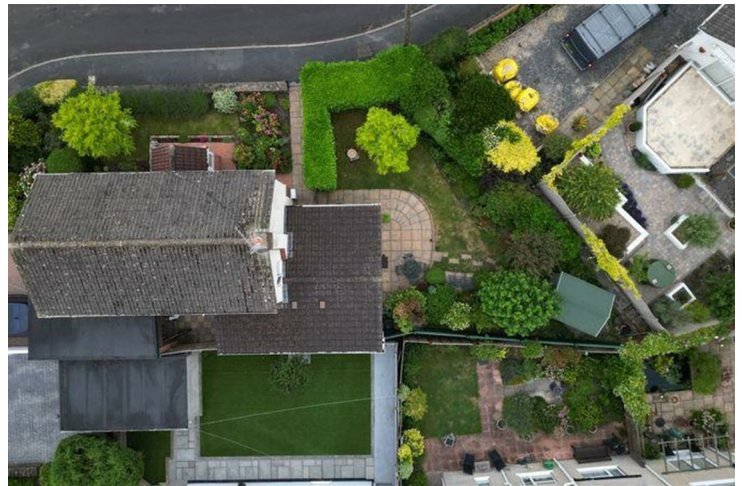
Imprinted concrete path and paved path, side access gate, lighting, lawned area, planted borders, low stone wall.

Garage

Double glazed leaded light obscure window to the front, up and over door, wall and base units with work surfaces over, strip lighting, power and lighting, door to the rear courtyard area.

Driveway

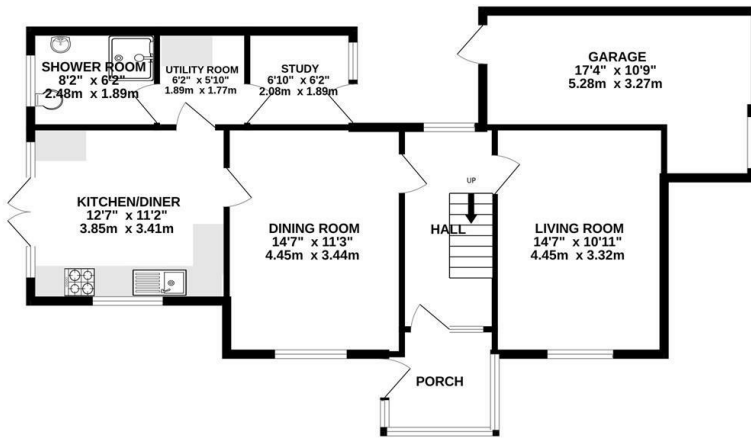
Double width driveway block paved providing off street parking for two vehicles, planted borders, bins store area.



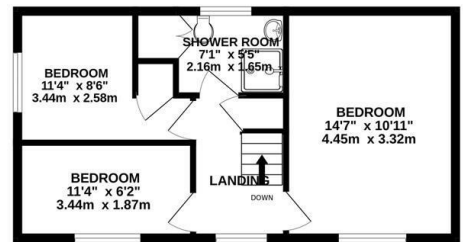
| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | 82 |
| 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
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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