



**Mead Road,  
Stoke Gifford, BS34 8PS**

**PRICE: Offers Over  
£340,000**

## Property Features

- Character Cottage
- Two Double Bedrooms (Formally Three)
- 23' Lounge/Dining Room
- Kitchen
- Snug
- Courtyard Garden
- Off Street Parking
- Cul-De-Sac Location
- Character Features
- No Onward Chain

## Full Description

### Porch

Two double glazed windows to the side, flag stone flooring, textured ceiling.

### Lounge/Dining Room

23'7 x 11'11 (7.19m x 3.63m)

Two double glazed windows to the front, two feature fireplaces one with cast iron fire, exposed stone walling, beamed ceiling, wall light points, dado rail, textured ceiling.

### Kitchen

14'2 x 9 (4.32m x 2.74m)

Double glazed window to the rear, double glazed French doors to the rear, fitted with a range of wall and base units with wooden work-surfaces over, tiled splash-backs, beamed ceiling, exposed stone, belfast sink, space for 'Range' style cooker, space for fridge/freezer, tiled flooring, radiator.

### Hall

With double glazed window to the side, ceiling spot lighting.

### Snug

18'2 x 12'2 (5.54m x 3.71m)

Double glazed French doors to the side, wooden flooring, radiator, ceiling spot lighting, beamed ceiling, space for washing machine, space for fridge.

### Landing

Textured ceiling.

### Bedroom One

11'11 x 11'5 (3.63m x 3.48m)

Double glazed window to the front, textured ceiling, built in wardrobe, laminate flooring, beamed ceiling, radiator.



### Bedroom Two

12'2 x 8'9 (3.71m x 2.67m)

Double glazed window to the front, beamed ceiling, radiator, textured ceiling, laminate flooring, access to the loft space.



### Bathroom

Two double glazed windows to the rear, low level w.c., freestanding bath, walk in shower cubicle with shower over, radiator, built in airing cupboard housing boiler, ceiling spot lighting, extractor.



### Courtyard

Block paved courtyard, lighting, stone walling, enclosed by fencing and walling.



### Front

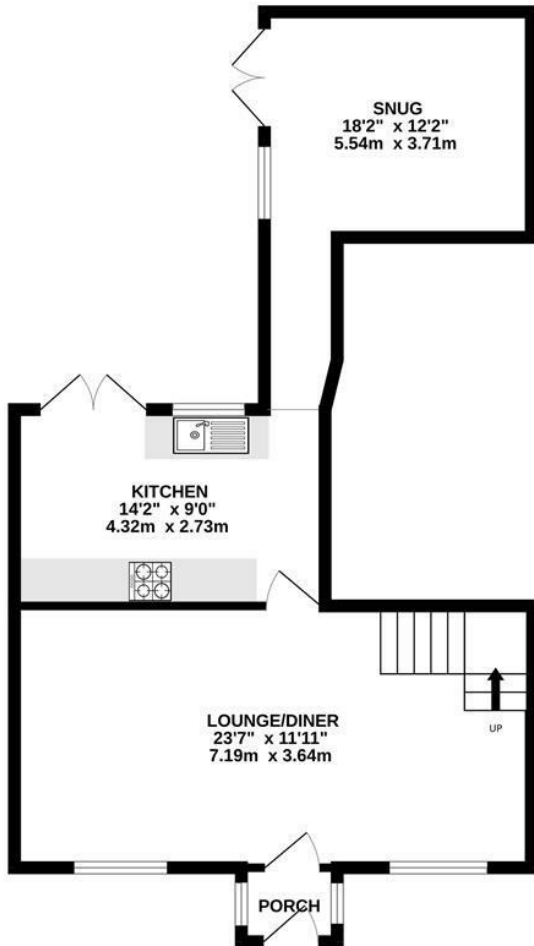
Mainly laid to gravel, off street parking space, lighting.



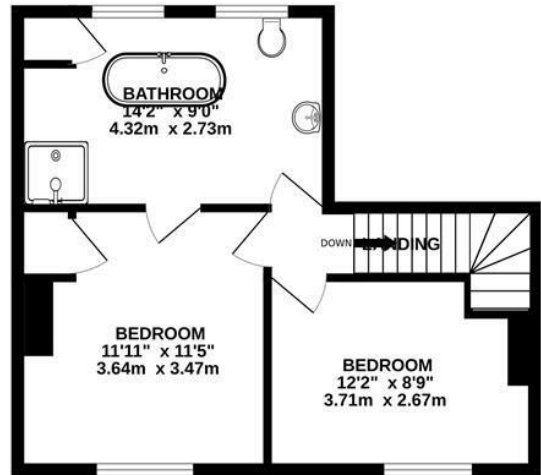
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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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