



**Woodend Road,
Bristol, BS36 2LL**

**PRICE: Offers Over
£350,000**

Property Features

- Three Bedroom Cottage
- No Onward Chain
- Kitchen/Diner
- Period Features
- Gas Central Heating
- Vaulted Ceilings Upstairs.



Full Description

Entrance Porch

Door to entrance lobby with tiled floor and open to:

Kitchen/Dinner

14'1" x 9'6" (4.3 x 2.91)

Window to front and door to side, A range a wall and base units with worktop over, stainless steel one and a half bowl sink with drainer and mixer tap. Space for washing machine, space for dishwasher, integrated oven and electric hob and extractor over. Cupboard housing gas fired Worcester Bosch boiler, space for fridge freezer. Radiator and tiled floor.

Living Room

12'8" x 10'2" (3.87 x 3.12)

Window to front, tiled floor, wood burning stove and stone fireplace. Radiator and open to rear lobby.

Rear Lobby

Obscure window to rear, stairs rising to 1st floor landing and radiator. Under stairs storage cupboard and space full tumble dryer, Door to:

Bathroom

9'4" x 5'1" (2.87 x 1.55)

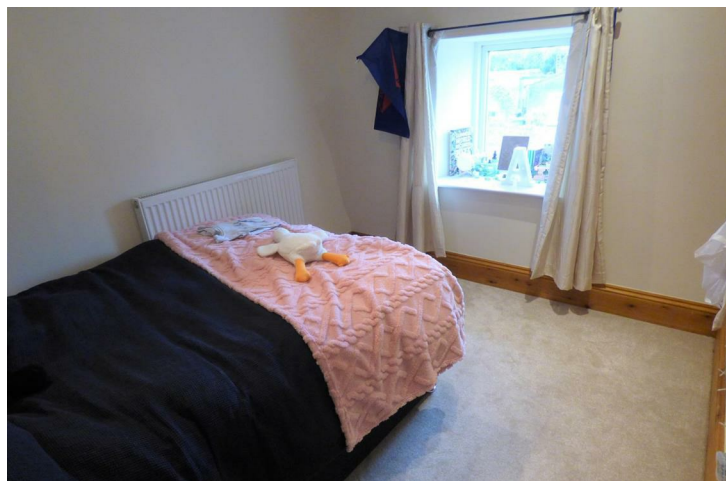
Comprising of a panelled bath with mixer tap and shower attachment, pedestal hand wash basin with tiled splashback and low level WC. Towel radiator, spotlights, extractor fan and double glazed velux window to rear and tiled floor.

Landing

Bedroom 1

14'1" max by 9'2" m (4.3 max by 2.8 m)

Window to front radiator, voltage ceiling with spotlights and Velux window with blackout blind: door to



En-Suite

Shower cubicle with mains shower, hand, wash basin, low level WC, extractor fan, spotlights, Velux window, towel radiator, and tiled floor.

Bedroom 2

9'11" m x 12'9" m (3.03 m x 3.9 m)

Window to front, radiator, feature fireplace, two storage cupboards with hanging space. Vaulted ceiling with spotlights and wall lighting.

Bedroom 3

9'10" x 7'7" (3.00 x 2.33)

Window to side, fitted storage, spotlights, radiator, and access to loft.

Outside

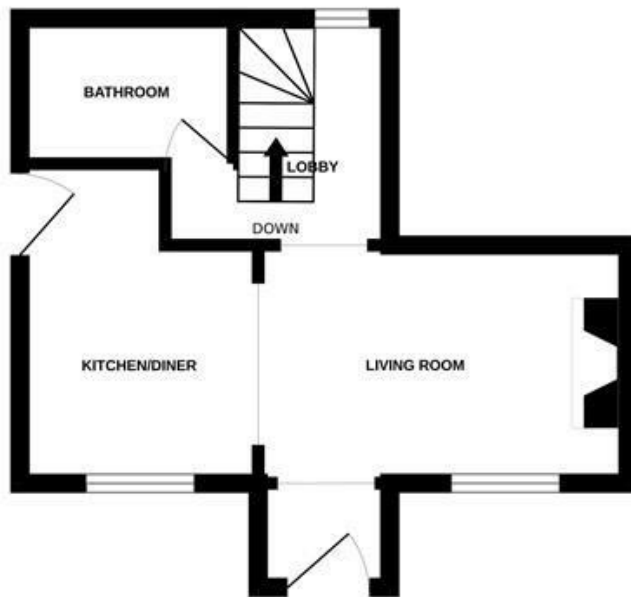
Double gates leading to graveled area. Mainly laid to lawn and patio. Enclosed by fencing and walling.



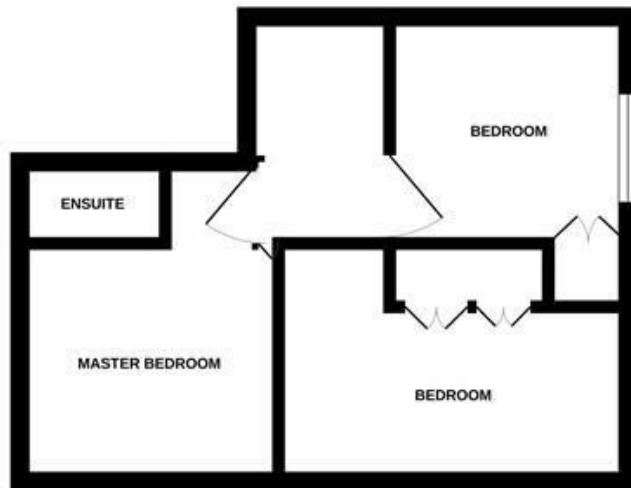
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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