



**Lewton Lane,  
Bristol, BS36 1NL**

**PRICE: Asking Price  
£375,000**

## Property Features

- Extended Semi Detached
- Three Bedrooms
- Kitchen/Dining Room
- Lounge
- Utility Room
- Cloakroom
- Garage & Parking
- Rear Garden
- Immaculately Presented Throughout
- EPC C

## Full Description

### Entrance Hall

Double glazed front door and window to the front, wooden flooring, radiator. Under-stairs storage

### Lounge

14' x 11'8 (4.27m x 3.56m)

Double glazed window to the front, radiator, picture rail, television point.

### Kitchen/Dining Room

17'4 x 13'3 (5.28m x 4.04m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, single drainer sink unit, 'Range' cooker with extractor over, space for dishwasher, American fridge/freezer, tiled splash-backs, radiator, space for dining table.

### Cloakroom

Double glazed obscure window to the rear, low level w.c., pedestal wash hand basin, tiled splash-backs, 1/2 panelled walls, heated towel rail, extractor.

### Utility Room

8'10 x 5'5 (2.69m x 1.65m)

Double glazed window to the rear, base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, space for washing machine, space for tumble dryer, double glazed door to the rear garden, door to the garage area.

### First Floor Landing

Doors to:-

### Bedroom One

14' x 10'5 (4.27m x 3.18m)

Double glazed window to the front, radiator. Access to boarded loft space.



**Bedroom Two**

13'4 x 9'7 (4.06m x 2.92m)

Double glazed window to the rear, radiator. TV point.

**Bedroom Three**

10'7 x 6'9 (3.23m x 2.06m)

Double glazed window to the front, radiator.

**Bathroom**

Double glazed obscure window to the rear, 'P' shape bath with wall mounted shower over, low level w.c., vanity wash hand basin, heated towel rail, extractor, tiled walls.

**Rear Garden**

Enclosed by fencing and walling, laid to lawn, paved patio area, planted borders. Rear pedestrian gated access. Outside tap.

**Garage Area**

With up and over door, power and lighting, door to the utility room. External front water tap.

**Front**

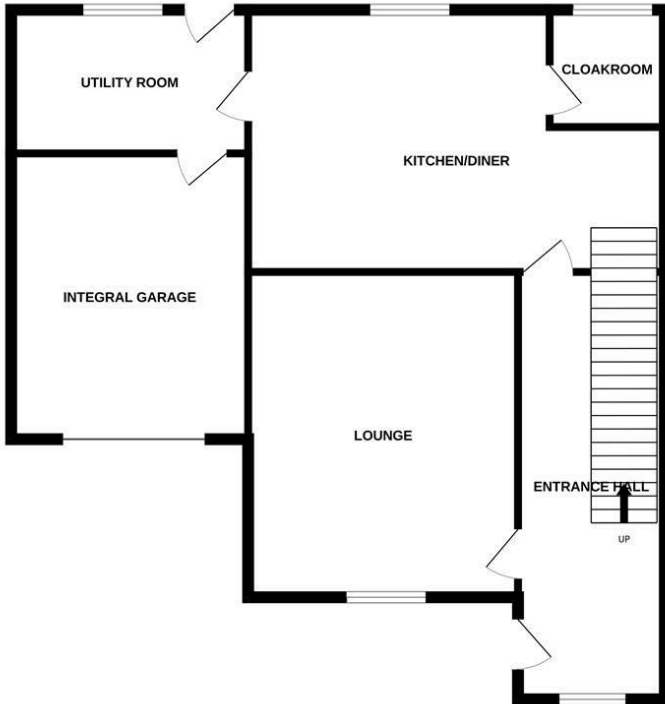
Block paving providing off street parking, planted borders, lighting.



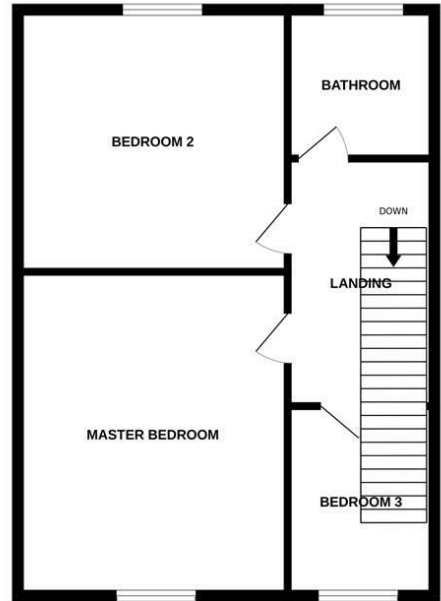
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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