



**Chalcombe Close,
Bristol, BS34 6ER**

**PRICE: Asking Price
£300,000**

Property Features

- End Of Terrace House
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Wet Room
- Front & Rear Gardens
- Garage & Off Street Parking
- Close to Local Amenities
- No Onward Chain



Full Description

Entrance Hall

UPVC half obscure double glazed entrance door with UPVC obscure double glazed window to front, tiled flooring, wall mounted gas combination boiler, door leading into the living room.

Living Room

13'4 14'8 (4.06m 4.47m)

UPVC double glazed window to front and further UPVC double glazed window to side, radiator, wall mounted electric fire, coving to ceiling, stairs rising to first floor landing, open plan archway leading into the kitchen/diner.

Kitchen/Dining Room

14'8 x 9'11 (4.47m x 3.02m)

Fitted with a matching range of base and eye level units with worktop space, single drainer sink unit and mixer tap, tiled surrounds, built-in eye level oven with four ring hob and pull out extractor hood over, radiator, two UPVC double glazed windows to rear, door to understairs storage cupboard, UPVC obscure double glazed door leading into the conservatory.

Conservatory

7'8 x 7'7 (2.34m x 2.31m)

Wooden construction with polycarbonate roof with sliding patio doors leading out to the garden.

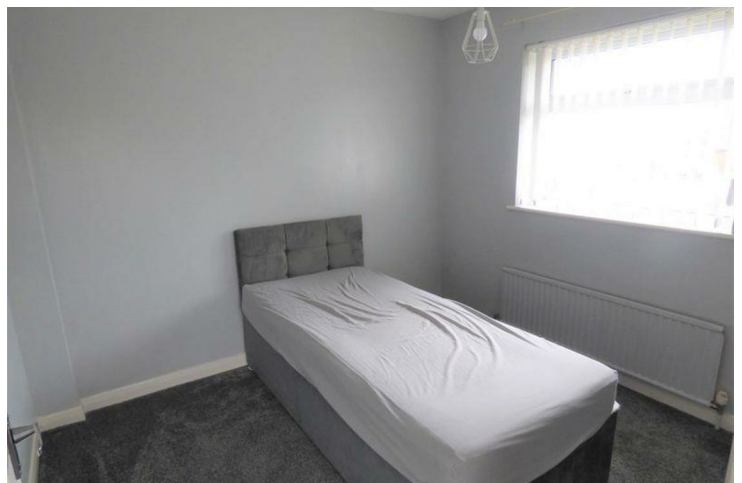
Landing

UPVC double glazed window to side, access to loft space with pull down ladder, doors to all bedrooms and the shower/wet room.

Bedroom One

14'6 x 8'5 (4.42m x 2.57m)

Maximum measurement. Radiator, UPVC double glazed window to front.



Bedroom Two

9'4 x 8'5 (2.84m x 2.57m)

Maximum measurement. Radiator, UPVC double glazed window to rear.

Bedroom Three

10'1 x 5'11 (3.07m x 1.80m)

Maximum measurement. Radiator, UPVC double glazed window to front, coving to ceiling.

Wetroom

Fitted with a low level wc, wash hand basin with storage under, shower area with electric shower and shower curtain, radiator, vinyl flooring, UPVC obscure double glazed window to rear, ceiling spotlights.

Front Garden

Laid mainly to lawn with a pathway leading to the entrance door and gated side access into the rear garden.

Rear Garden

Laid mainly to patio and artificial lawn enclosed by fencing, gated rear access leads to a driveway providing off street parking for two vehicles and access to the single detached garage.

Garage

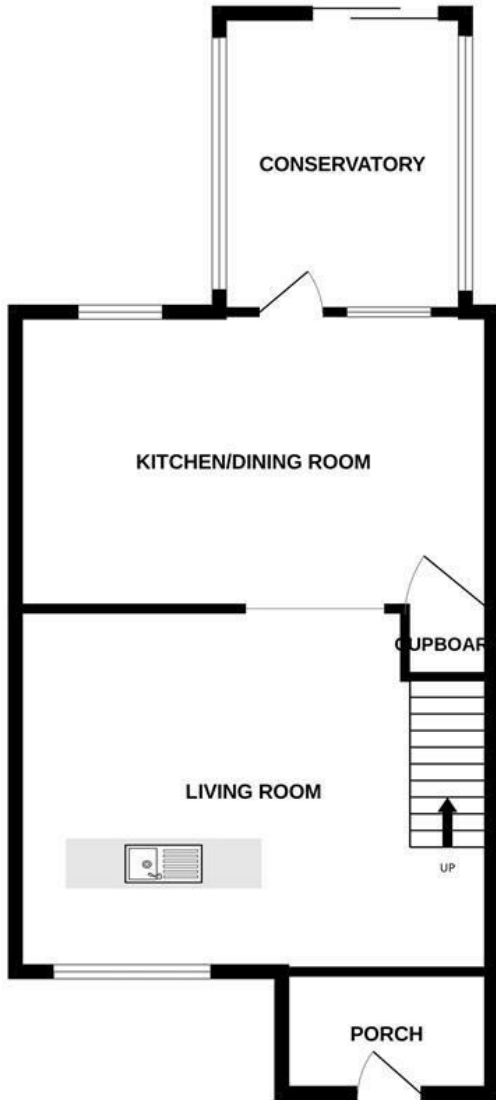
Up and over door to front, power and light connected, courtesy door leading back into the garden., off street parking in front of the garage and to the rear of the garden.



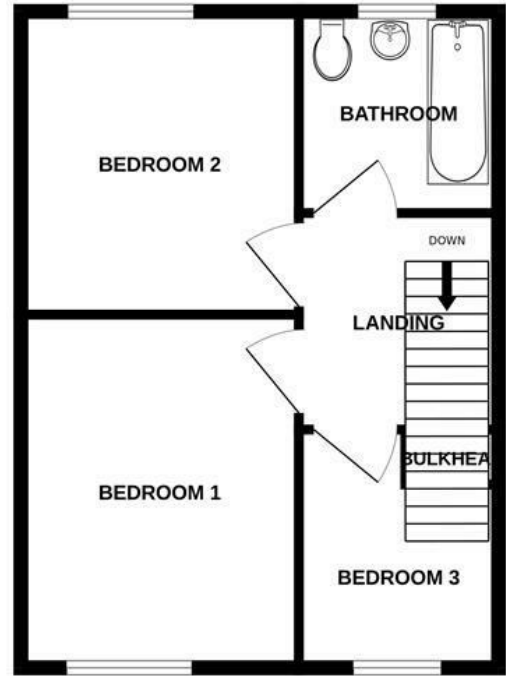
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	84
England & Wales		EU Directive 2002/91/EC	

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



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

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 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