



**Abbeydale,
Bristol, BS36 1LW**

PRICE: £400,000

Property Features

- Detached Bungalow
- Two Double Bedrooms
- Lounge & Dining Area
- Kitchen
- Shower Room
- Detached Single Garage
- Off Street Parking
- Front & Rear Gardens
- Popular Cul-De-Sac Location
- No Onward Chain

Full Description

ENTRANCE HALL

Built in storage cupboard with hanging space and shelving, radiator, built in airing cupboard housing tank, coved and textured ceiling, laminate flooring.

LOUNGE

16'6" x 11'3" (5.03 x 3.43)

Three double glazed leaded light windows to the side, double glazed leaded light window to the front, feature fireplace, coved and textured ceiling.

DINING AREA

10'1" x 8'5" (3.07 x 2.57)

Double glazed leaded light window to the front, radiator, serving hatch, coved and textured ceiling.

KITCHEN

10'0" x 9'4" (3.05 x 2.84)

Double glazed window to the side, double glazed door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, stainless steel single drainer sink unit with mixer tap over, space for washing machine, space for slim line dishwasher, space for fridge/freezer, space for cooker, coved and textured ceiling.

BEDROOM ONE

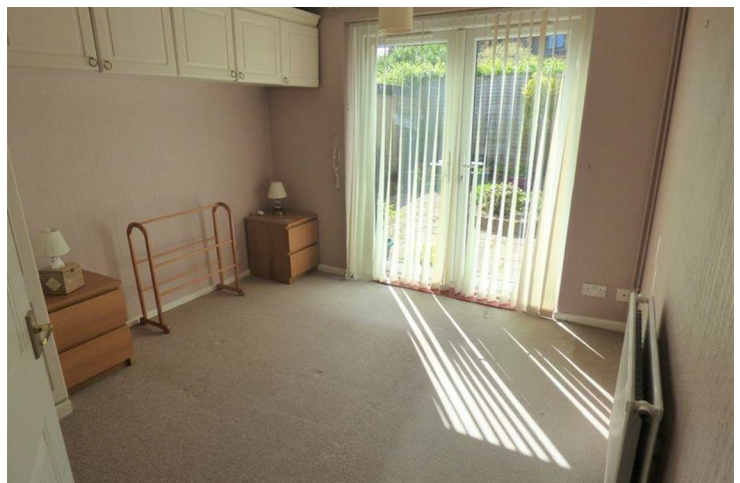
13'7" x 11'4" (4.14 x 3.45)

Double glazed window to the rear, radiator, coved and textured ceiling.

BEDROOM TWO

11'1" x 10'4" (3.38 x 3.15)

Double glazed French doors to the rear, built in wardrobes with hanging space and shelving, over head storage cupboard, radiator, textured ceiling.



SHOWER ROOM

Double glazed obscure leaded light window to the side, low level w.c., vanity wash hand basin, built in shower cubicle with shower over, heated towel rail, built in storage cupboard, built in drawers.



REAR GARDEN

Enclosed by fencing and walling, paved patio area, planted borders, lighting, side access gate to both sides.

FRONT GARDEN

Block paved driveway to the side leading to garage providing off street parking, lawned area, lighting, planted borders

GARAGE

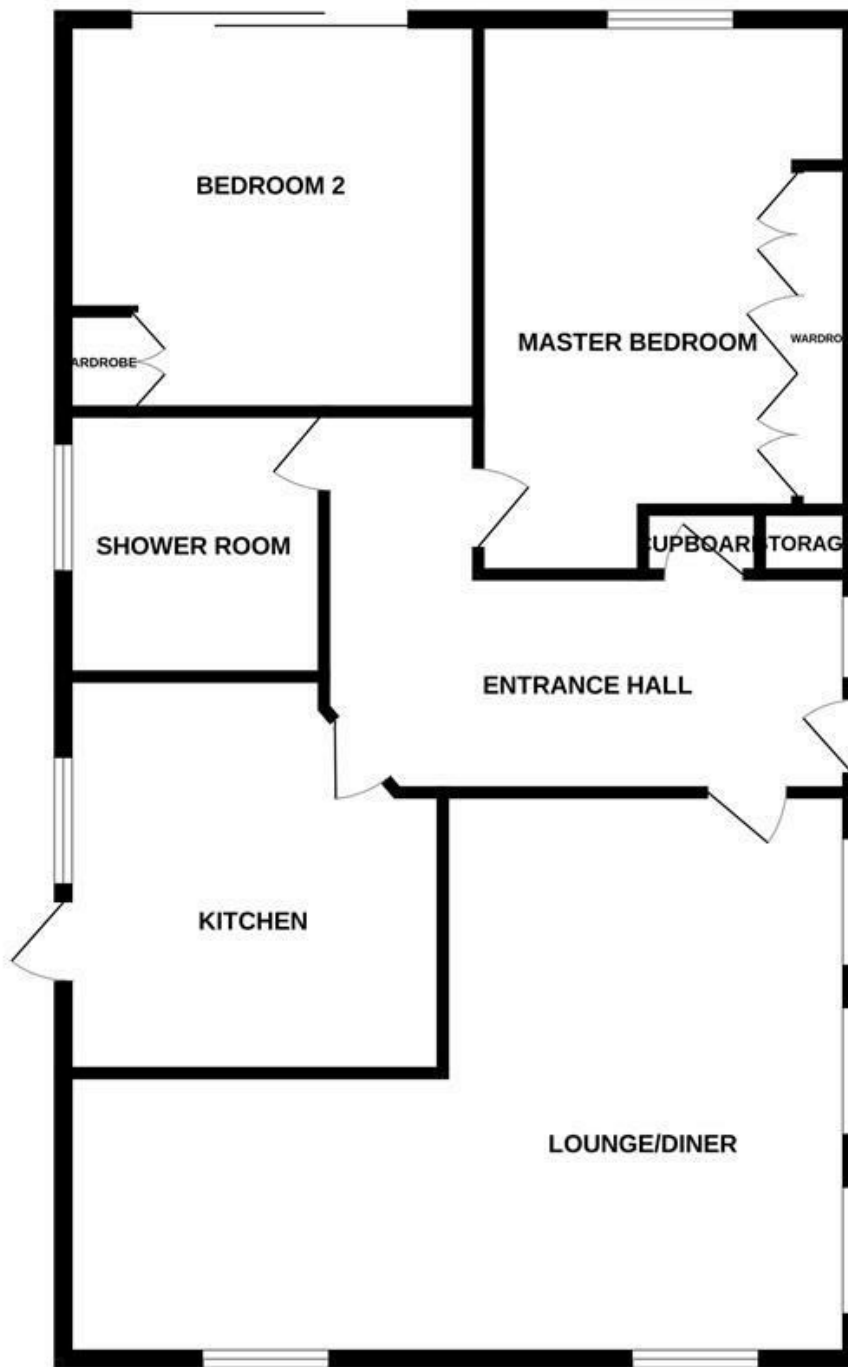
Detached garage with up and over door.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			83
(81-91) B			
(69-80) C			
(55-68) D		52	
(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



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