



**Park Lane,
Bristol, BS36 2ES**

**PRICE: Asking Price
£475,000**

Property Features

- Semi Detached Home
- Five Bedrooms
- Two Reception rooms
- Utility & Cloakroom
- Bathroom & Shower Room
- Good Sized Rear Garden
- Garage and Parking
- Popular Location



Full Description

Entrance Hallway

Double glazed obscure window and door, radiator, stairs rising to first floor landing

Lounge/Diner

23'5 (max) x 13'2 (max) (7.14m (max) x 4.01m (max))
Double glazed windows to the front and rear, television point, feature fireplace with gas fire, two radiators, coved ceiling.



Kitchen

10'8 x 8'10 (3.25m x 2.69m)
Double glazed window to the rear, double glazed door to the rear, fitted with a modern range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, space for washing machine, space for cooker, space for dishwasher, larder cupboard.



Storage/Utility Area

Space for fridge/freezer, space for tumble dryer.

Cloakroom

Wall mounted wash hand basin, low level w.c., part tiled walls, extractor, textured ceiling.

Rear Lounge/Sunroom

14'4 x 9'8 (4.37m x 2.95m)
Double glazed window to the rear, double glazed patio doors to the side, radiator, laminate flooring, television point, coved and textured ceiling.

Landing

Access to the loft space, smoke detector.

Bedroom One

11'20 x 10'6 (3.35m x 3.20m)
Double glazed window to the rear, textured ceiling, radiator.



Bedroom Two
 13 x 11'10 (3.96m x 3.61m)
 Double glazed window to the front, built in cupboard housing combi boiler.

Bedroom Three
 12'11 x 11'5 (3.94m x 3.48m)
 Double glazed window to the front, radiator, access to the loft space.

Bedroom Four
 14'4 x 9'8 (4.37m x 2.95m)
 Double glazed window to the rear, walk in wardrobe with hanging rails, radiator.

Bedroom Five
 8 x 8 (2.44m x 2.44m)
 Double glazed window to the front, radiator, textured ceiling.

Bathroom
 'P' shape bath with shower over, pedestal wash hand basin, low level w.w., coved ceiling, radiator, extractor fan, laminate flooring, heated towel rail.

Shower Room
 Double glazed obscure window to the rear, built in shower cubicle with shower over, pedestal wash hand basin, low level w.c., coved ceiling, radiator, extractor, laminate flooring, heated towel rail.

Garage
 23'10 (max) x 13'1 (7.26m (max) x 3.99m)
 With up and over door, power and lighting, door to the rear garden.

Rear Garden
 Enclosed by fencing, mainly laid to lawn with planted borders, two paved patio areas, mature shrubs, door to the garage.

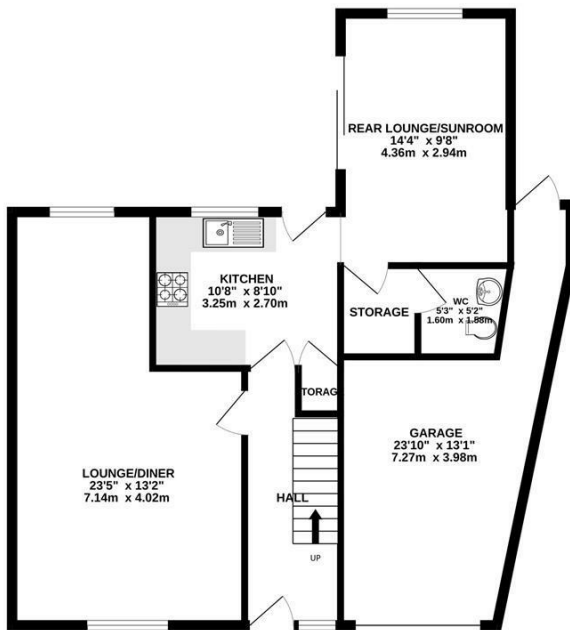
Front
 Block paved driveway providing off street parking, planted border, lighting.



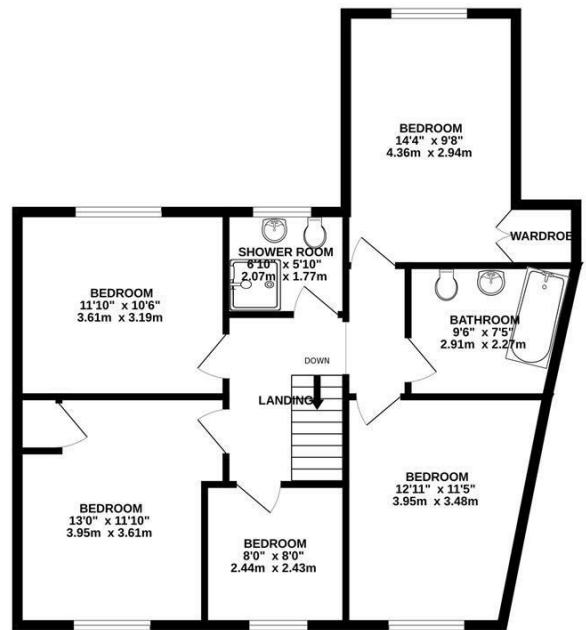
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
809 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.
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