



**Meadow View,  
Bristol, BS36 2NF**

**PRICE: Offers Over  
£350,000**

## Property Features

- Semi Detached
- 17' Kitchen/Dining Room
- 3 Good Sized Bedrooms
- Shower Room
- Nice size Garden
- 13' Lounge
- No Chain
- Must Be Viewed



## Full Description

Entrance Porch

Sliding door. Wooden door to:

Entrance Hallway

Radiator. Stairs to first floor landing. Door to kitchen/diner. Door to:

Living Room

13'5" x 11'3" (4.11 x 3.43)

Front aspect. Radiator. Feature built in cupboards.

Double glazed window

Kitchen / Diner

17'3" x 10'11" (5.28 x 3.35)

Garden aspect. Range of work top surfaces with inset one and a half bowl sink with mixer tap. Range of base level cupboards and drawers. Matching wall mounted cupboards. Inset 4 ring hob with oven under and extractor over. Integrated dishwasher. Integrated washing machine. Integrated fridge & Freezer. Double radiator. Double glazed window. Double glazed door to Rear garden. Tiled splash back.

Landing

Doors to:

Master Bedroom

13'5" x 10'0" (4.11 x 3.05)

Front aspect. Radiator. Double glazed window.

Bedroom 2

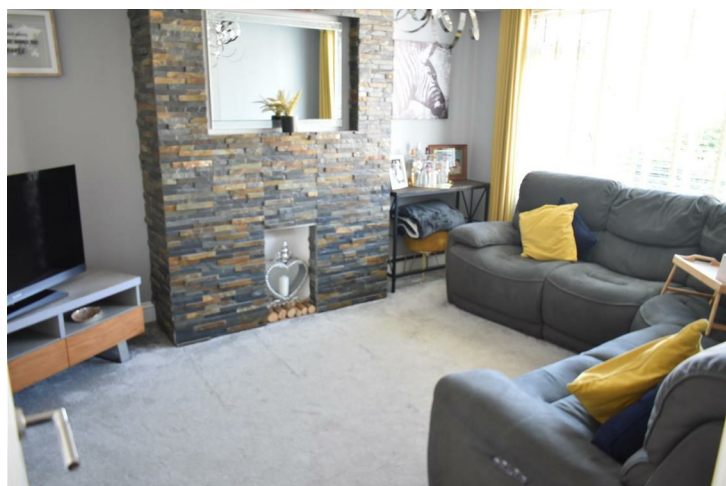
11'1" x 10'0" (3.38 x 3.05)

Garden aspect. Cupboard. Radiator. Double glazed window.

Bedroom 3

9'3" x 7'1" (2.82 x 2.16)

Front aspect. Radiator. Double glazed window.



**Bathroom**

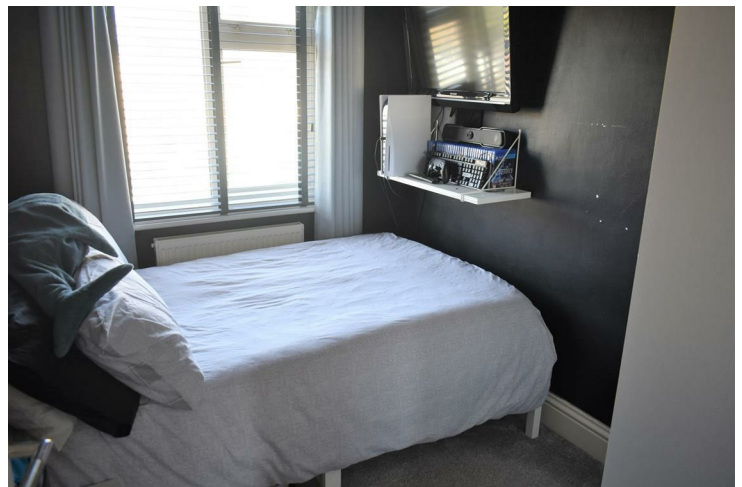
Tiled double shower with glass screen and wall mounted shower. Pedestal wash hand basin. Low level W.C. Opaque double glazed window. Towel rail.

**Front Garden**

Hard standing affording parking for several vehicles giving side access to:

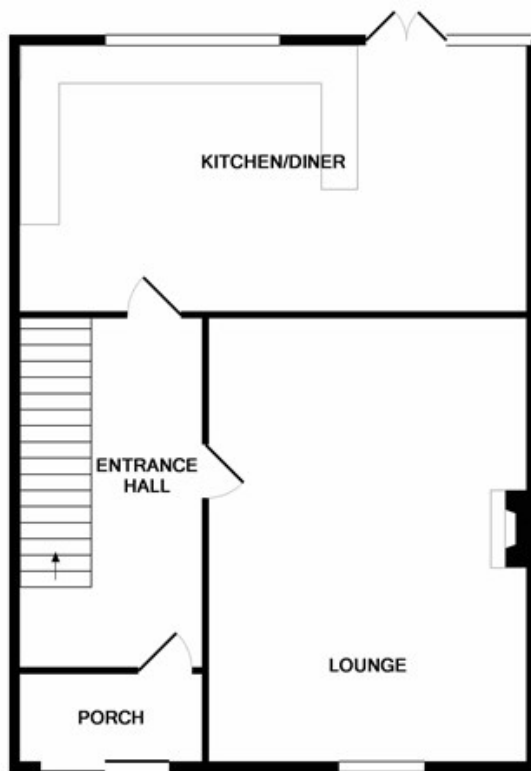
**Rear Garden**

Good sized decking area with covered seating area. Lawn with side pathway. Outside tap. Enclosed by fencing.

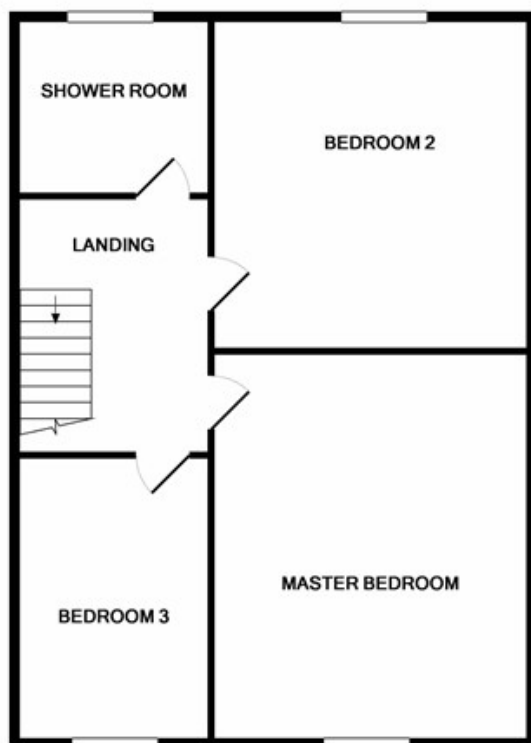


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England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

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