



**Meadow View,
Frampton Cotterell, BS36 2NF**

**PRICE: Offers In
Excess Of £350,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Lounge
- Large Rear Garden
- Garage
- Off Street Parking for Several Vehicles
- Close to Local Schools and Amenities
- Beautifully Presented Throughout
- Early Viewing Recommended

Full Description

Entrance Hallway

Stairs rising to the first floor landing, radiator, laminate flooring, under stairs storage area.

Living Room

13'11 x 11'5 (4.24m x 3.48m)

Double glazed window to the front, feature fireplace, television point, laminate flooring, radiator.

Kitchen/Dining Room

17'5 x 11'3 (5.31m x 3.43m)

Double glazed window to the rear, double glazed patio doors to the rear, fitted with a range of wall and base units with wooden work-surfaces over, integrated fridge/freezer, integrated washing machine, integrated wine cooler, built in induction hob with extractor over, built in electric oven, built in microwave, laminate flooring, built in cupboard housing boiler, ceiling spot lighting.

Landing

Double glazed obscure window to the side, access to the loft space (part boarded with ladder and light), smoke detector.

Bedroom One

13'11 x 10'1 (4.24m x 3.07m)

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

Bedroom Two

11'3 x 10'1 (3.43m x 3.07m)

Double glazed window to the rear, built in storage cupboard, radiator.

Bedroom Three

9'4 x 7'4 (2.84m x 2.24m)

Double glazed window to the front, radiator.



Bathroom

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

Rear Garden

Large rear garden, mainly laid to lawn, gravelled area, path to the rear.

Front

Block paved driveway providing off street parking for several vehicles, lighting.

Garage

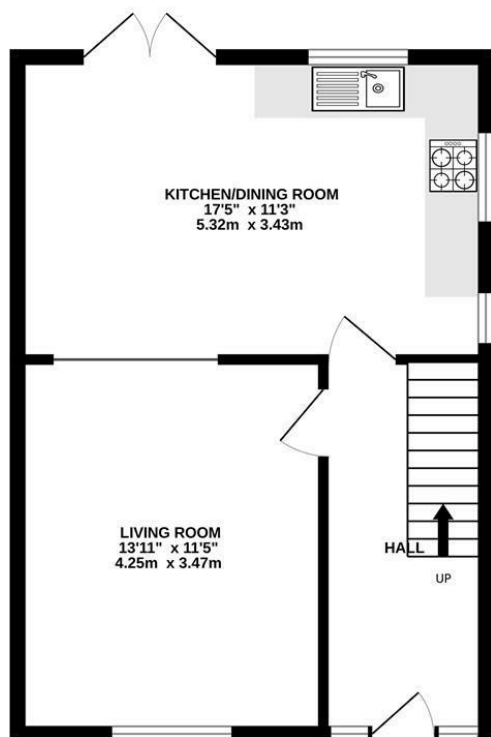
Single garage with up and over door, power and lighting, block paved driveway leading up to the garage.



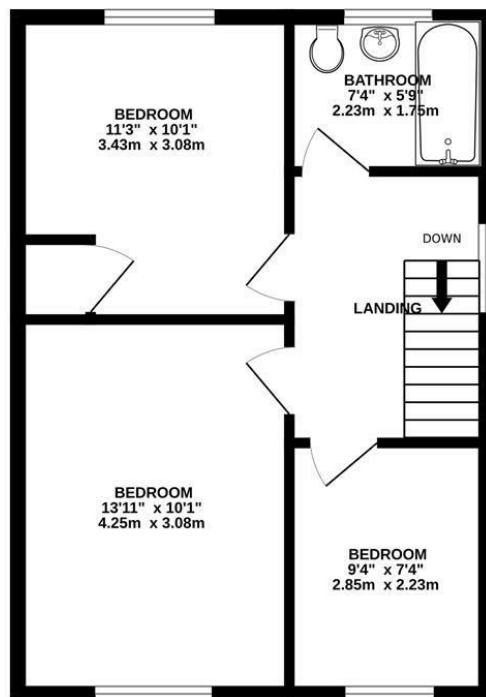
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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 and 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