



**Briar Walk,  
Bristol, BS16 4JJ**

**PRICE: Offers Over  
£275,000**



## Property Features

- Semi Detached
- Three Bedrooms
- Requiries Modernisation
- Good Sized Rear Garden
- Ample Off Street Parking
- Cul de sac Location
- Gas Central Heating
- Double Glazing



## Full Description

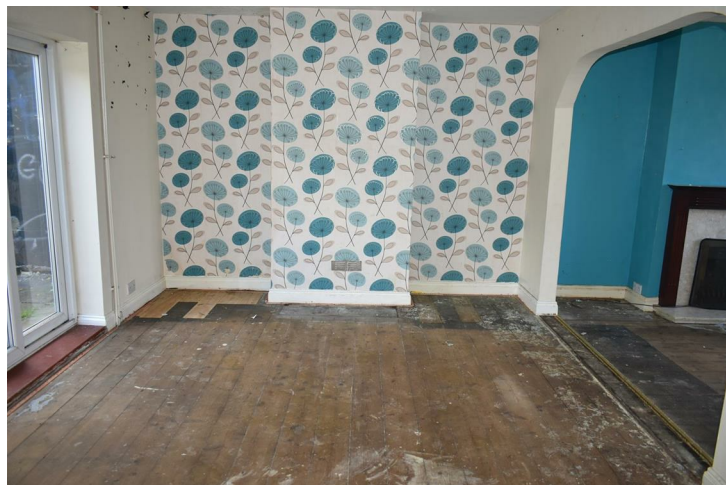
### Hallway

Radiator, under stairs storage cupboard and doors to:

### Living Room

15'3" m x 11'0" (4.67 m x 3.36 )

Radiator, patio doors to garden and open to:



### Dining Room

11'10" x 10'2" (3.61 x 3.12 )

Double glazed obscure window to front, fireplace with gas fire and radiator.



### Kitchen

15'4" x 8'2" (4.68 x 2.5 )

Double glazed obscure door to side, double glazed window to side and double glazed window to rear. Comprising of a range of wall and base units with work surface over. Space for washing machine and space for cooker. Stainless steel sink with drainer and tiled splashbac.

### Bathroom

Double glazed obscure window to side, low level wc, hand wash basin and panelled bath with shower over.

### Landing

Double glazed window to front, over stairs storage cupabord and access to loft.

### Bedroom 1

13'1" x 10'10" (4.00 x 3.31 )

Double glazed window to rear, cupboard housing Combi boiler, two further storage cupboards and radiator.



### Bedroom 2

12'1" x 8'6" (3.7 x 2.6)

Double glazed obscure window to front and fireplace.

Bedroom 3  
 12'1" x 7'9" (3.7 x 2.37)  
 Double glazed window to rear.

Rear Garden  
 Enclosed by hedging and fencing. Laid to lawn and patio.

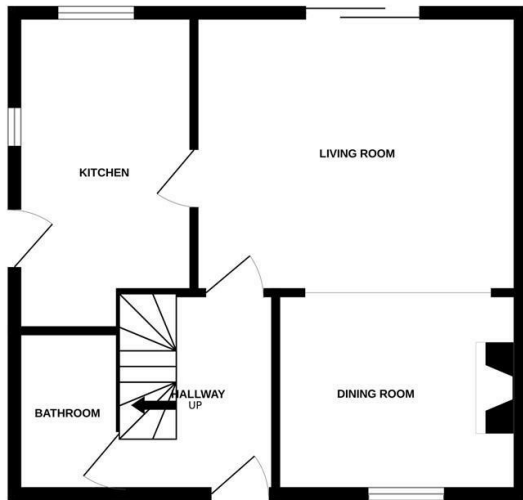
Frontage  
 Front garden enclosed by hedging and laid to gravel, step to front door.



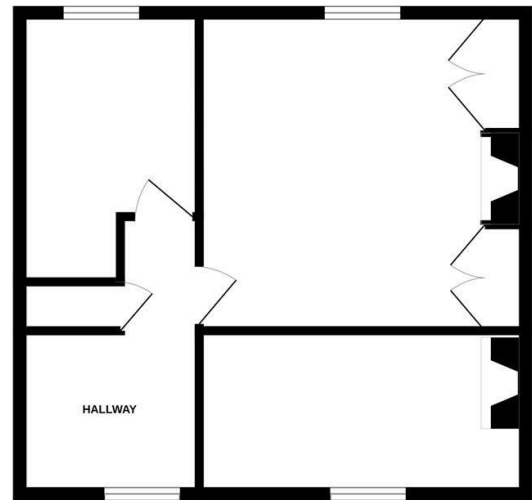
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England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