



**The Gully,
Bristol, BS36 1QW**

**PRICE: Asking Price
£325,000**

Property Features

- Character Cottage
- Semi Detached
- Deceptively Spacious
- Two Double Bedrooms (Formally Three)
- Split Level Lounge
- Kitchen/Dining Room
- Cottage Style Gardens
- Utility Room
- Open to Offers
- No Onward Chain

Full Description

Porch

Double glazed leaded light window to the front.

Living Room

18'11 x 12'9 (5.77m x 3.89m)

Double glazed leaded light windows to the front and rear, feature fireplace with stone hearth, feature exposed stone walling, feature alcove, wall light points, under stairs storage cupboard, steps to flag stone flooring area, radiator, stairs rising to the first floor landing, smoke detector.

Kitchen/Dining Room

18'11 x 8'2 (5.77m x 2.49m)

Dining Area

Double glazed leaded light windows to the front and side, built in airing cupboard housing boiler, feature fireplace, radiator.

Kitchen Area

Double glazed leaded light window to the side, fitted with a range of wall and base units with roll edge work-surfaces over, ceramic sink and drainer with mixer tap over, space for washing machine, space for cooker, tiled flooring, tiled splash-backs.

Inner Hall

Tiled flooring, radiator.

Utility Room

10' x 5'4 (3.05m x 1.63m)

Double glazed windows to the side and rear, fitted cupboards with shelving, space for tumble dryer, space for fridge. tiled flooring.

Rear Porch

Double glazed window to the rear, door to the side.



Shower Room

6'10 x 5'2 (2.08m x 1.57m)

Double glazed leaded light window to the side, low level w.c., built in double shower cubicle with shower over, vanity wash hand basin, extractor, tiled walls, tiled flooring.

Landing

Double glazed leaded light window to the rear, beams, smoke detector, radiator, exposed stone walling, steps up to:-

Bedroom One

13'10 x 8'2 (4.22m x 2.49m)

Double glazed leaded light windows to the rear and side, radiator..

Bedroom Two

11'6 x 10 (3.51m x 3.05m)

Double glazed leaded light window to the front, radiator, two built in storage cupboards, access to the loft space.

Rear Garden

Paved patio area, storage shed, green house, planted area, enclosed by fencing and walling, side access.

Front Garden

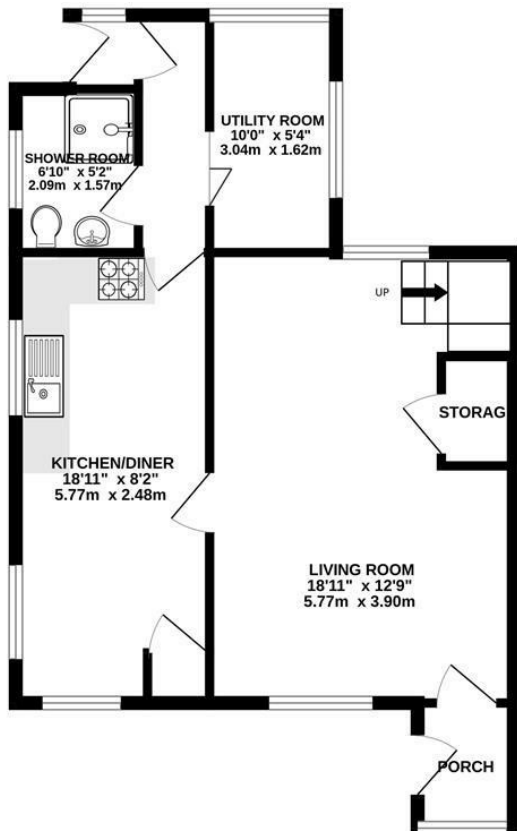
Cottage style garden, lawned area with path and steps to paved patio seating area with pergola, stone walling, gravelled area, planted areas, feature pond, lighting, side access, path leading to the front door.



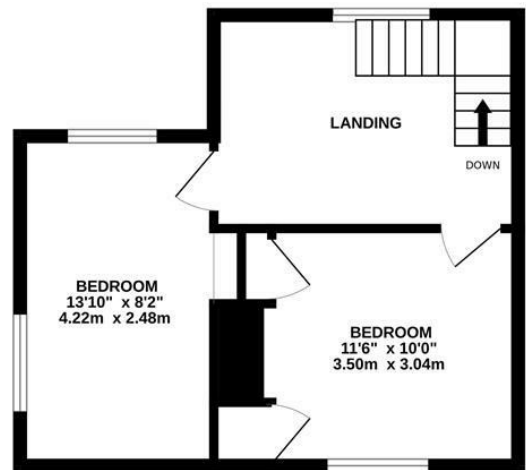
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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