



**Walter Road,  
Bristol, BS36 2FR**

**PRICE: Asking Price  
£500,000**

## Property Features

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom & Utility Room
- Garage & Off Street Parking
- Enclosed Rear Garden
- Popular Development
- Well Presented Throughout

## Full Description

### Entrance Hallway

Under stairs storage cupboard, radiator, stairs rising to the first floor landing, smoke detector.

### Cloakroom

Double glazed obscure window to the side, low level w.c., pedestal wash hand basin, tiled splash-backs, radiator, wall mounted fuse box.

### Living Room

17'2 x 13'11 (5.23m x 4.24m)

Double glazed bay window to the front, double glazed window to the side, two radiators, television point.

### Dining Room

10'9m x 8'11 (3.28m x 2.72m)

Double glazed French doors to the rear garden, radiator.

### Kitchen/Breakfast Room

17'1 x 8'11 (5.21m x 2.72m)

Two double glazed windows to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for dishwasher, space for fridge/freezer, space for dining table, built in double electric oven and gas hob with extractor over, stainless steel single drainer sink unit with mixer tap over, radiator.

### Utility Room

7'7 x 5'4 (2.31m x 1.63m)

Double glazed door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, space for washing machine, space for tumble dryer, wall mounted boiler, radiator.

### Study

7'7 x 7'6 (2.31m x 2.29m)

Double glazed bay window to the front, radiator.



**Landing**

Access to the loft space (part boarded) built in airing cupboard with tank and shelving.

**Bedroom One**

13'11 x 11'2 (4.24m x 3.40m)

Double glazed windows to the front and side, radiator, fitted wardrobes with hanging space and shelving.

**En-Suite Shower Room**

Double glazed obscure window to the front, built in shower cubicle with shower over, low level w.c., radiator, pedestal wash hand basin.

**Bedroom Two**

13'3 x 10'4 (4.04m x 3.15m)

Double glazed window to the front, radiator, fitted wardrobes with hanging space and shelving.

**Bedroom Three**

10'9 x 10'9 (3.28m x 3.28m)

Double glazed window to the rear, radiator.

**Bedroom Four**

10'4 x 9'6 (3.15m x 2.90m)

Double glazed window to the rear, radiator.

**Bathroom**

Double glazed obscure window to the rear, panelled bath with shower attachment over, low level w.c., pedestal wash hand basin, radiator, shaver point, extractor, part tiled walls.

**Rear Garden**

Enclosed by fencing, side access gate, laid to lawn with planted borders, path to side gate, storage shed, tap.

**Garage**

With up and over door, power and lighting, off street parking in front of garage for two vehicles.

**Front**

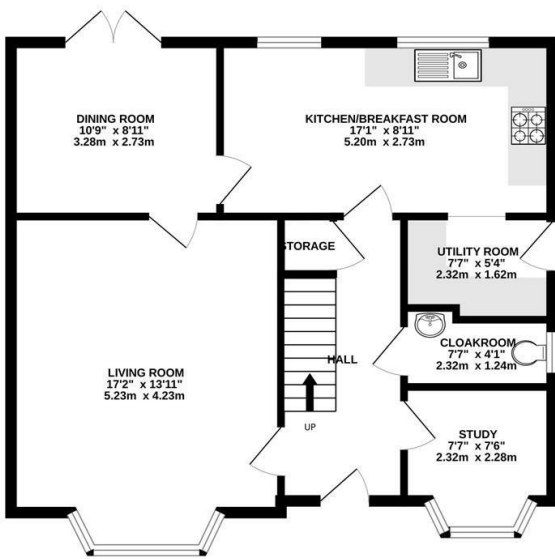
Path to front door, planted area.



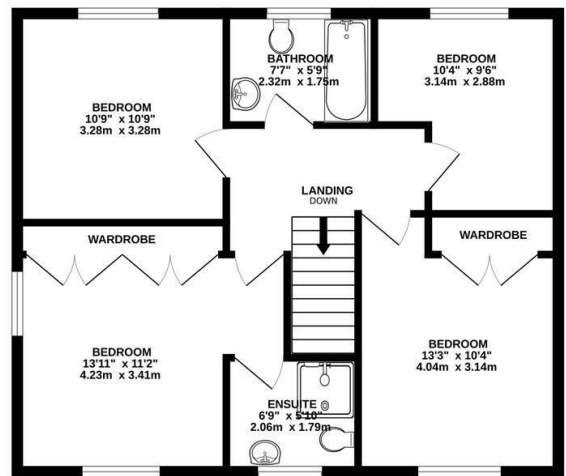
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 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