



**Rowdell Avenue,  
Bristol, BS36 2TP**

**PRICE: Offers Over  
£360,000**

## Property Features

- Barratt 'Moresby' Design Home
- Kitchen/Dining Room
- Bright Living Room
- Cloakroom
- Master Bedroom with En suite
- Family Bathroom
- Landscaped Gardens
- Off Street Parking Spaces
- NO CHAIN
- MUST BE VIEWED

## Full Description

### Entrance Hall

Double storage cupboard with hanging space. Stairs to first floor landing. Door to kitchen/dining room. Door to Living room. Door to:

### Cloakroom

White suite comprising low level W.C. Pedestal wash hand basin with tiled splash back. Radiator.

### Living Room

15'8" x 10'7" (4.79m x 3.23m)

Dual aspect double glazed windows. Double radiator. Television point.

### Kitchen/Dining Room

15'6" x 8'10" (4.73m x 2.70m)

Dual aspect double glazed window. Range of work top surfaces with inset single drainer stainless steel sink unit with mixer tap. Inset 4 ring gas hob with oven under and canopy extractor over. Range of base level cupboards and drawers. Integrated dishwasher. Integrated washing machine. Matching wall mounted cupboards. Integrated fridge freezer. Double glazed double opening doors to rear garden. Double radiator.

### First Floor Landing

Storage cupboard. Access to roof space. Doors to:

### Master Bedroom

11'0" x 10'9" (3.36m x 3.29m )

Front aspect double glazed window. Built in wardrobe cupboard. Radiator. Door to:

### En suite Shower Room

Tiled shower cubicle with wall mounted shower and glass screen. Low level W.C. Pedestal wash hand basin with tiled splash back. Opaque double glazed window. Double radiator.



**Bedroom 2**  
 11'5" x 9'1" (3.49m x 2.78m)  
 Side aspect double glazed window. Radiator.

**Bedroom 3**  
 9'3" x 6'4" (2.83m x 1.94m )  
 Garden aspect double glazed window. Radiator

**Bathroom**  
 Suite comprising: panel enclosed bath with wall mounted shower over. Low level W.C.,. Pedestal wash hand basin with tiled splash back. Opaque double glazed window.

**Off Street Parking**  
 Off street parking for 2 vehicles. Steps to front door.  
 Gated access to:

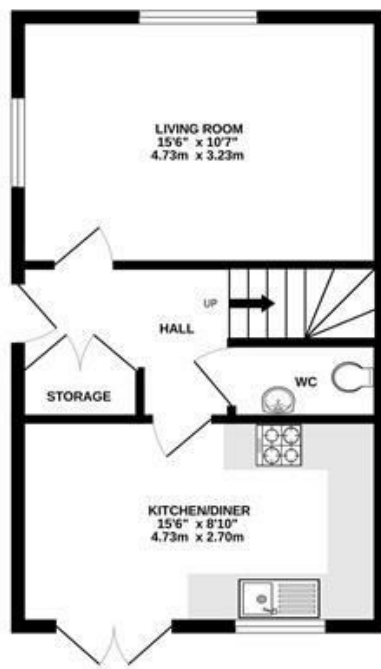
**Rear Garden**  
 Large paved patio leading to lawn. Graveled pathways.  
 Hard standing for sheds. Enclosed by wall and fencing.  
 Double power point. Outside tap.



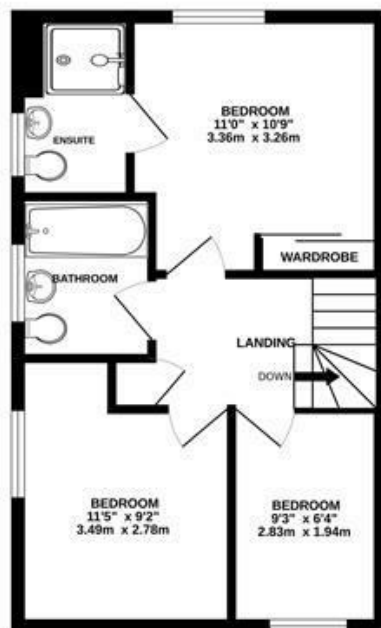
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</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



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 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