



**Quarry Barton,
Hambrook, BS16 1SG**

**PRICE: Offers In
Excess Of £400,000**

Property Features

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Downstairs Bathroom
- Large Rear Garden
- Elevated Position
- In Need Of Renovation
- No Onward Chain



Full Description

Porch

Entrance Hall

Stairs rising to the first floor landing.

Living Room

11 x 10'11 (3.35m x 3.33m)

Double glazed window to the front, wall mounted electric heater, built in shelving, picture rail.

Dining Room

13'1 x 11' (3.99m x 3.35m)

Double glazed windows to the front and side, n feature fireplace, shelving & cupboards, wall mounted electric heater.

Kitchen

16' x 7'9 (4.88m x 2.36m)

Double glazed window to the rear, base units with work-surfaces over, stainless steel single drainer sink unit, tiled splash-backs, strip lighting, wall mounted electric heater, under stairs storage cupboard.

Lobby

Door to the rear garden.

Bathroom

7'9 x 6'2 (2.36m x 1.88m)

Double glazed obscure window to the side, pedestal wash hand basin, low level w.c., panelled bath with shower attachment over.

Landing

Access to the loft space, built in airing cupboard housing tank.

Bedroom One

11 x 10'11 (3.35m x 3.33m)

Double glazed window to the front, wall mounted electric heater, door to half landing area.

Bedroom Two

11 x 10'11 (3.35m x 3.33m)

Double glazed window to the front, wall mounted electric heater.

Bedroom Three

11 x 7'9 (3.35m x 2.36m)

Double glazed window to the rear.

Bedroom Four

10'5 x 7'9 (3.18m x 2.36m)

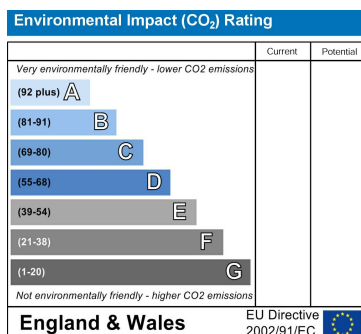
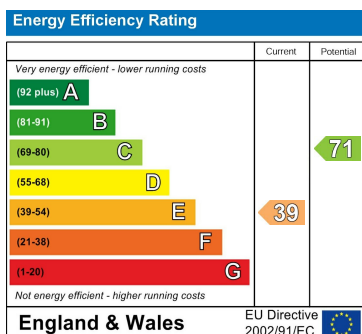
Double glazed window to the rear.

Rear Garden

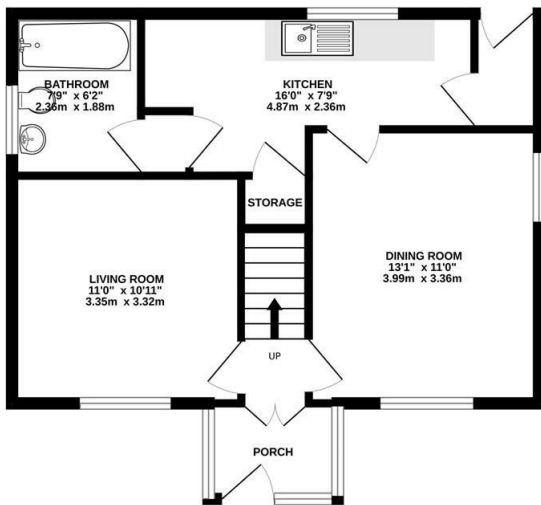
Large rear garden, mostly laid to lawn, vegetable garden area, greenhouse, mature shrubs and trees, side access to both sides.

Front

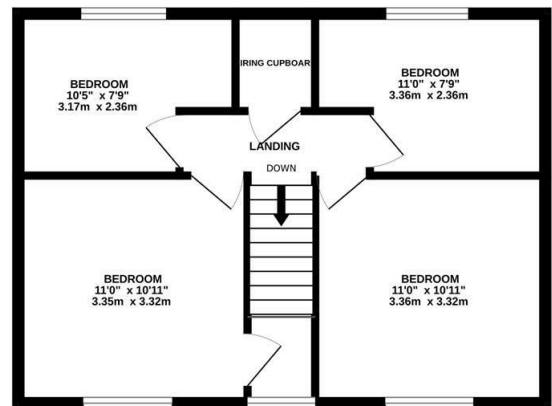
Mostly laid to lawn, path leading to the front porch, mature planted areas, gated access.



GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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.
Made with Metropix ©2024

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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