



**Clover Leaze,
Bristol, BS36 2UD**

**PRICE: Asking Price
£350,000**

Property Features

- Modern Semi Detached House
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Cloakroom
- En-Suite Shower Room
- Enclosed Rear Garden
- Off Street Parking
- Popular Development

Full Description

Entrance Hallway

Stairs rising to the first floor landing, radiator, Amtico flooring.

Living Room

16'2v x 11'10 (4.93mv x 3.61m)

Double glazed window to the front, radiator, television point, Amtico flooring.

Kitchen/Dining Room

14'8 x 10'8 (4.47m x 3.25m)

Double glazed window to the rear, double glazed French doors to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, under stairs storage cupboard, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, built in electric oven

Cloakroom

Low level w.c., pedestal wash hand basin, part tiled walls, radiator, extractor.

Landing

Built in airing cupboard with storage, radiator, access to the loft space.

Bedroom One

13'1 x 8'3 (3.99m x 2.51m)

Double glazed window to the front, radiator.

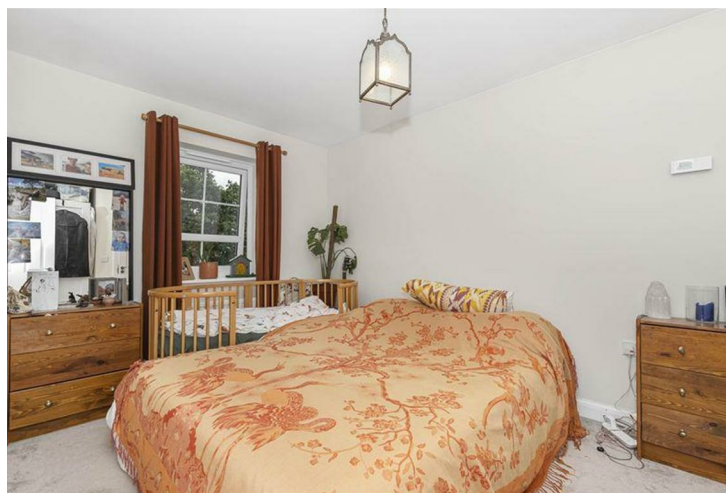
En-Suite Shower Room

Low level w.c., pedestal wash hand basin, built in shower cubicle with shower over, extractor, part tiled walls, tiled flooring, extractor.

Bedroom Two

10'4 x 8'3 (3.15m x 2.51m)

Double glazed window to the rear, radiator.



Bedroom Three

9'1 x 6'5 (2.77m x 1.96m)

Double glazed window to the front, radiator.

Bathroom

Double glazed obscure window to the rear, panelled bath, pedestal wash hand basin, tiled splash-backs, low level w.c., extractor.

Parking

Off Street in front of the property for two vehicles.

Rear Garden

Enclosed by fencing, laid to lawn with planted borders, tap, side access, area to the side for storage with two sheds.

Front Garden

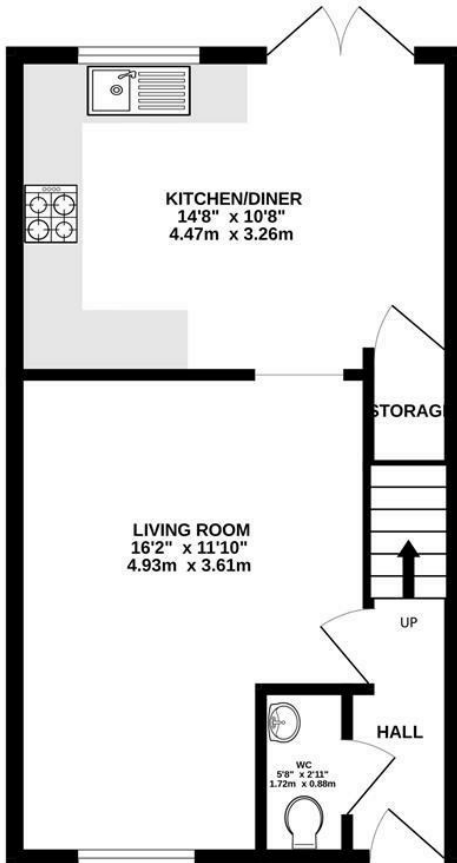
Path to the front door, lawned and planted areas, gate leading to the rear garden.



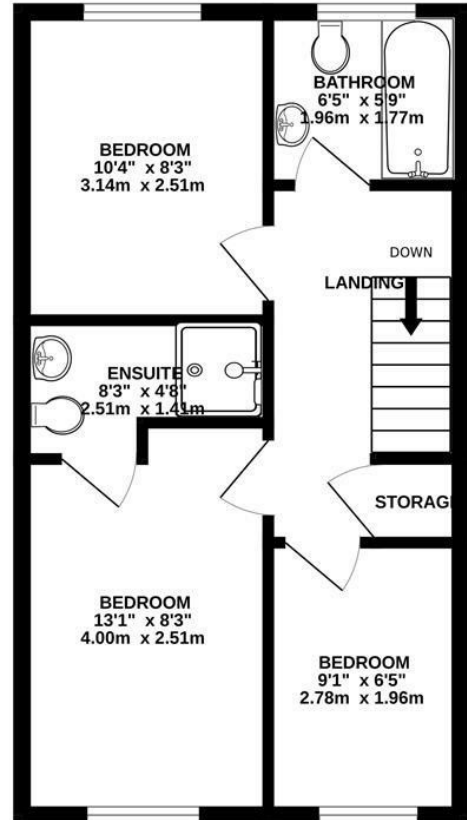
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 788 sq.ft. (73.2 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 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