



**The Close,  
Coalpit Heath, BS36 2RZ**

**PRICE: Asking Price  
£325,000**

## Property Features

- Semi Detached House
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Conservatory
- Cloakroom
- Front & Rear Gardens
- Off Street Parking
- Well Presented Throughout
- Shower Room

## Full Description

### Entrance Hall

Stairs rising to the first floor landing, radiator, dado rail.

### Cloakroom

Double glazed obscure window to the front, w.c., wall mounted wash hand basin, coved and textured ceiling, tiled flooring, tiled splash-backs, radiator.

### Lounge/Dining Room

10'9" x 19'4" (3.3 x 5.91)

Double glazed window to the front, radiator, coved and textured ceiling, radiator, television point, French doors to the rear.

### Conservatory

9'11" x 6'11" (3.04 x 2.13)

Double glazed windows to the side and rear, double glazed French doors to the rear, wall mounted electric heater, tiled flooring.

### Kitchen

13'1" x 11'2" (4 x 3.42)

Double glazed window to the rear, double glazed door to the rear, fitted with a range of wall and base units with roll-edge work-surfaces over, space for washing machine, space for fridge/freezer, built in electric oven and electric hob with extractor over, one and a half bowl stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, textured ceiling, under stairs storage cupboard, radiator.

### Landing

Built in airing cupboard housing tank, dado rail. Access to loft which is part boarded.



**Bedroom One**

12'7" x 10'2" (3.84 x 3.11)

Double glazed window to the front, fitted wardrobes with hanging space, shelving and drawers, further built in wardrobe with hanging space and shelving.

**Bedroom Two**

10'2" x 9'5" (3.11 x 2.88)

Double glazed window to the front, radiator, recess area, coved and textured ceiling.

**Bedroom Three**

9'2" x 8'3" (2.8 x 2.54)

Double glazed window to the rear, radiator, fitted wardrobe and overhead storage cupboards, textured ceiling.

**W.C.**

Double glazed obscure window to the rear, low level w.c., wall mounted storage cupboard, textured ceiling, wooden flooring.

**Shower Room**

Double glazed obscure window to the rear, vanity wash hand basin, built in double shower cubicle with shower over, wall mounted storage cupboard, tiled walls, tiled flooring, heated towel rail, ceiling spot lighting.

**Rear Garden**

Enclosed by fencing and walling, side access gate, further side gate leading to rented garage, paved patio area with raised planted border, mature shrubs, tap.

**Front Garden**

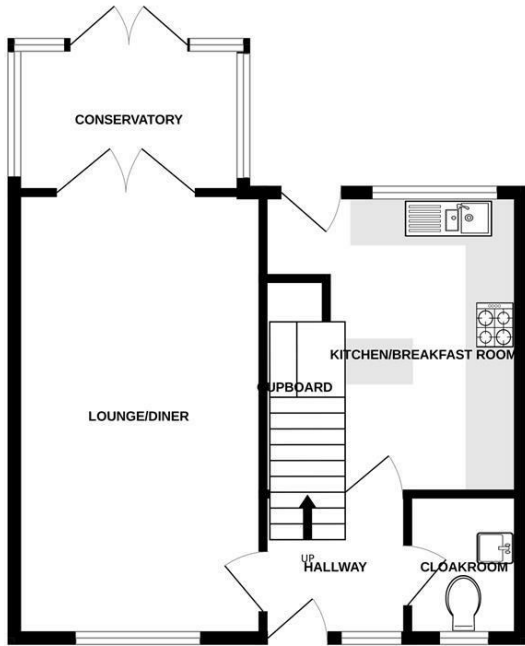
Lawned area with planted border, gravelled driveway providing off street parking, lighting, Car charging point.



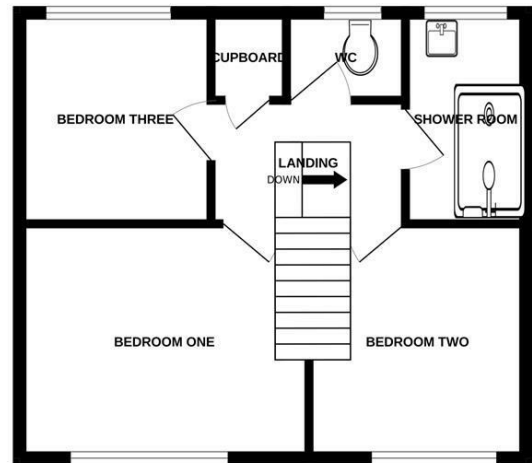
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</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>			
(81-91) <b>B</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 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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4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto: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