



**Meadow View,
Bristol, BS36 2NF**

**PRICE: Asking Price
£350,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Lounge
- Conservatory
- Garage
- Front & Rear Gardens
- Off Street Parking
- Close to Local Shops and Schools
- No Onward Chain

Full Description

Porch

Tiled flooring, door to the hallway.

Entrance Hallway

Stairs rising to the first floor landing, radiator, under stairs storage cupboard.

Living Room

13'11 x 11'5 (4.24m x 3.48m)

Double glazed window to the front, feature fireplace with electric fire, radiator, television point, coved ceiling, wall light points.

Kitchen/Dining Room

17'5 x 11'3 (5.31m x 3.43m)

Double glazed obscure window to the side, double glazed window to the rear, double glazed patio doors to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, one and a half bowl stainless steel single drainer sink unit with mixer tap over, built in double electric oven and gas hob with extractor over, tiled splash-backs, central island with storage and work-surfaces over, space for fridge/freezer, space for washing machine, space for dishwasher, radiator, wooden flooring, space for dining table.

Conservatory

15 x 8'3 (4.57m x 2.51m)

Double glazed French doors to the rear, double glazed windows to the sides and rear, door to the side, tiled flooring.

Landing

Double glazed window to the side, access to the loft space (with ladder and lighting), smoke detector.



Bedroom One

13'11 x 10'1 (4.24m x 3.07m)

Double glazed window to the front, radiator, built in mirrored wardrobes with hanging space, shelving, drawers and lighting, radiator.

Bedroom Two

11'3 x 10'1 (3.43m x 3.07m)

Double glazed window to the rear, radiator, built in airing cupboard housing boiler with shelving.

Bedroom Three

9'4 x 7'4 (2.84m x 2.24m)

Double glazed window to the front, radiator.

Shower Room

Double glazed obscure window to the rear, built in shower cubicle with shower over, vanity wash hand basin, low level w.c., radiator, part tiled walls, extractor, ceiling spot lighting.

Rear Garden

Enclosed southerly facing rear garden, paved patio area with built in bar-b-q, raised borders, lawned area, tap, double wooden gates leading to the front, hand-standing providing off street parking in front of garage.

Front Garden

Hard-standing providing off street parking leading to double gates which lead to further off street parking and single detached garage.

Garage

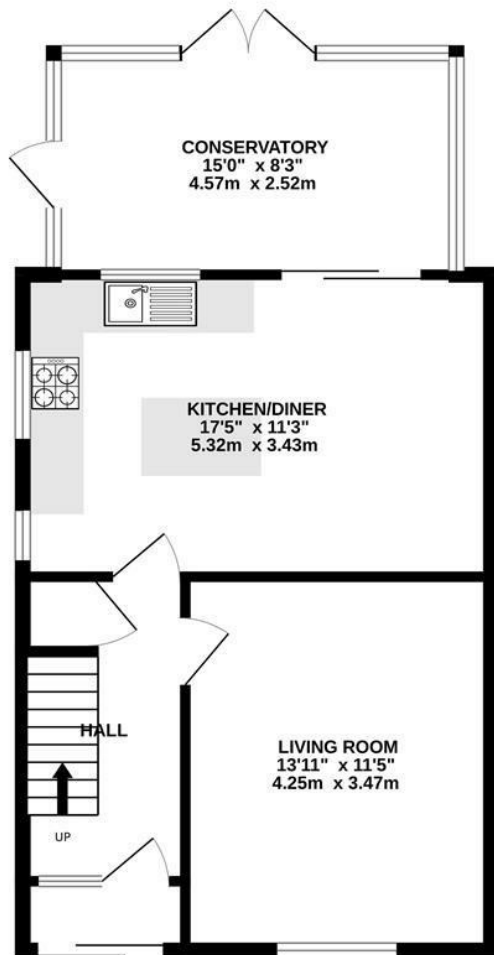
Detached single garage with power and lighting, door and window to the side



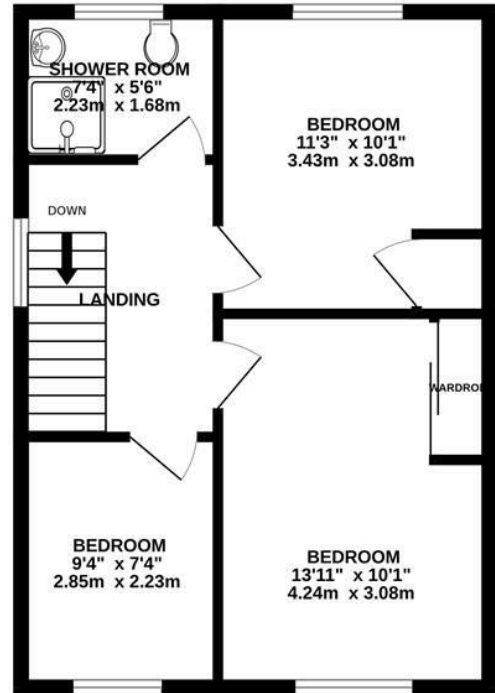
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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 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