



**Cowslip Crescent,  
Bristol, BS16 7GL**

**PRICE: Asking Price  
£435,000**

## Property Features

- Modern Semi Detached Townhouse
- Four Bedrooms
- Kitchen/Dining Room
- Living Room
- Cloakroom & En-Suite Shower Room
- Oversized Single Garage
- Good Size Corner Plot Garden
- Opportunity To Create Additional Off Street Parking
- No Onward Chain
- Early Viewing Recommended

## Full Description

### Entrance Hallway

Stairs rising to the first floor landing, under stairs storage cupboard, radiator, smoke detector, laminate flooring.

### Cloakroom

Double glazed obscure window to the front, low level w.c., pedestal wash hand basin, radiator.

### Kitchen/Dining Room

**15'7 x 9'5 (4.75m x 2.87m)**

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

### Living Room

**16'1 x 10'7 (4.90m x 3.23m)**

Double glazed window to the rear, double glazed French doors to the rear, laminate flooring, two radiators, telephone point, television point.

### First Floor Landing

Stairs rising to the second floor landing, two built in storage cupboards, smoke detector.

### Bedroom Two

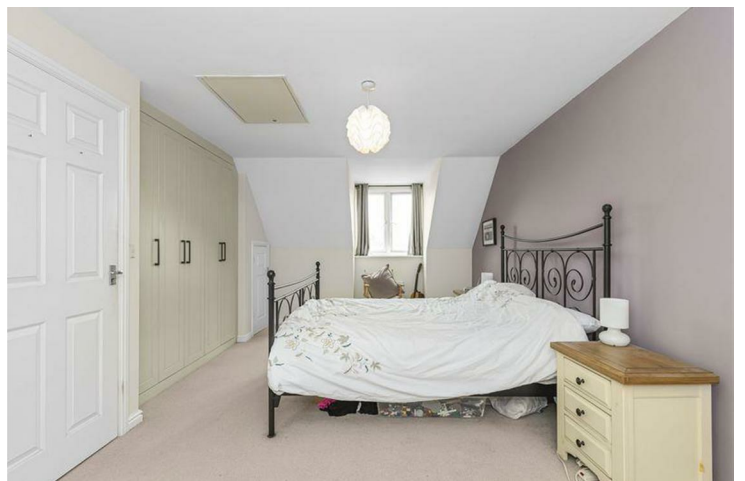
**12'10 x 9'5 (3.91m x 2.87m)**

Double glazed window to the front, radiator.

### Bedroom Three

**13'3 x 9'5 (4.04m x 2.87m)**

Double glazed window to the rear, radiator.



### Bedroom Four

7'8 x 6'8 (2.34m x 2.03m)

Double glazed window to the rear, radiator.

### Bathroom

Double glazed obscure window to the front, pedestal wash hand basin, low level w.c., panelled bath with shower over, heated towel rail, tiled splash-backs, extractor.

### Second Floor Landing

### Bedroom One

22'7 10'11 (6.88m 3.33m)

Double glazed window to the front, double glazed Velux window to the rear, access to the loft space, two radiators, fitted wardrobes with hanging space and shelving, smoke detector, built in storage cupboard.

### En-Suite Shower Room

Double glazed obscure window to the rear, pedestal wash hand basin, space for tumble dryer, low level w.c., heated towel rail, tiled splash-backs, extractor.

### Rear Garden

Larger than average garden for a property on a modern development, mainly laid to lawn, enclosed by fencing and walling, side access gate, lighting, tap to the side.

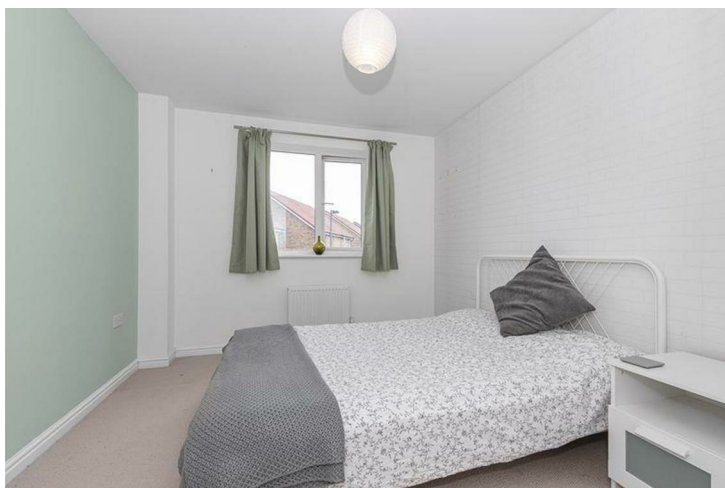
### Oversize Single Garage

21'4 x 10'9 (6.50m x 3.28m )

With electric up and over door, power and lighting, storage above.

### Front

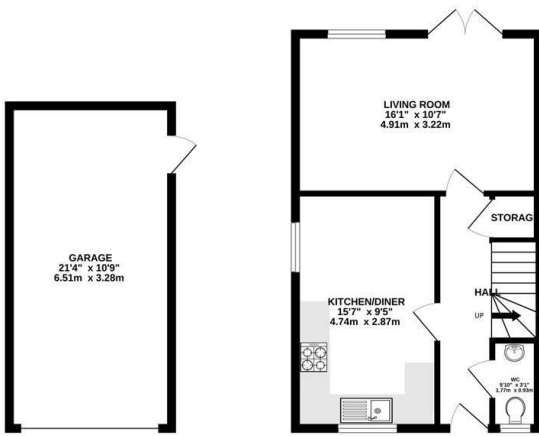
Hard standing in front of garage providing off street parking, lawned and planted area with railings with potential to provide additional parking. Lighting, rain canopy, path to front door.



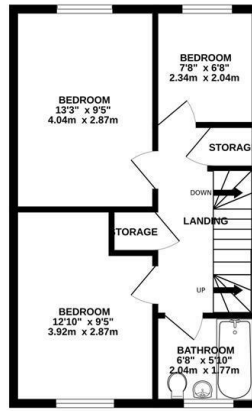
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

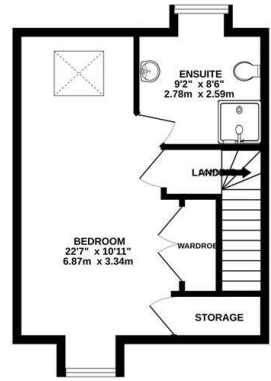
GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.9 sq.m.) approx.  
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