



**Watermore Close,
Bristol, BS36 2NH**

**PRICE: Offers Over
£325,000**

Property Features

- Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Good Sized Rear Garden
- Cul de sac Location
- Garage & parking
- Beautifully Presented
- Gas Central Heating



Full Description

Hallway

Double glazed obscure door to inner hallway with radiator and stairs rising to 1st floor landing door to:

Living Room

Double glazed window to front, radiator, TV point and door to:

Kitchen

Double glazed window to rear, a range of wall and base units with worktop over, space for cooker, space for washing machine, space for American style fridge freezer. Splashback, extractor fan, under stairs storage cupboard and door to:

Dining Room

Radiator and open to:

Reception Room

Radiator, TV point and French doors to rear garden?

Landing

Access to loft and doors to:

Master Bedroom

Double glazed windows to front radiator fitted wardrobes and storage cupboard

Bedroom Two

Double glazed window to rear and radiator. .

Bedroom Three

Double glazed window to front and radiator.

Bathroom

Double glazed obscure window to rear, suite comprising of a panelled bath with mains fed shower over, pedestal hand wash basin, low level wc heated towel rail and tiled floor. Fully tiled walls and extractor fan.



Rear Garden

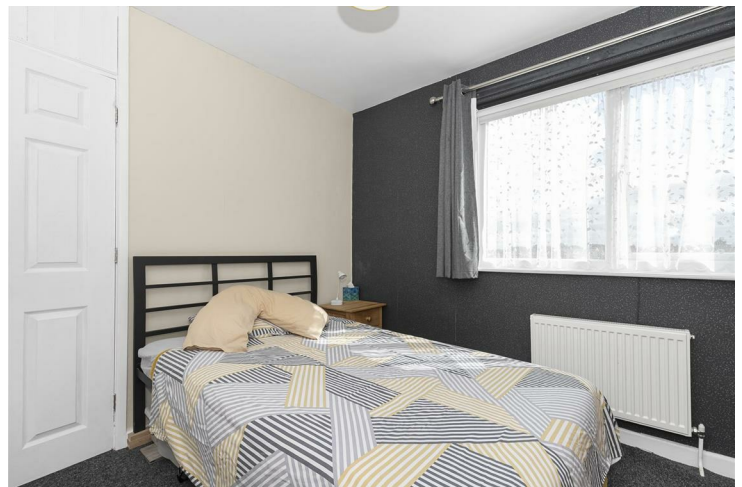
Mainly laid to patio and lawn enclosed by fencing with pathway leading to storage and gated access to rear driveway.

Front Garden

Mainly laid to gravel enclosed by walling. Pathway to front door.

Garage

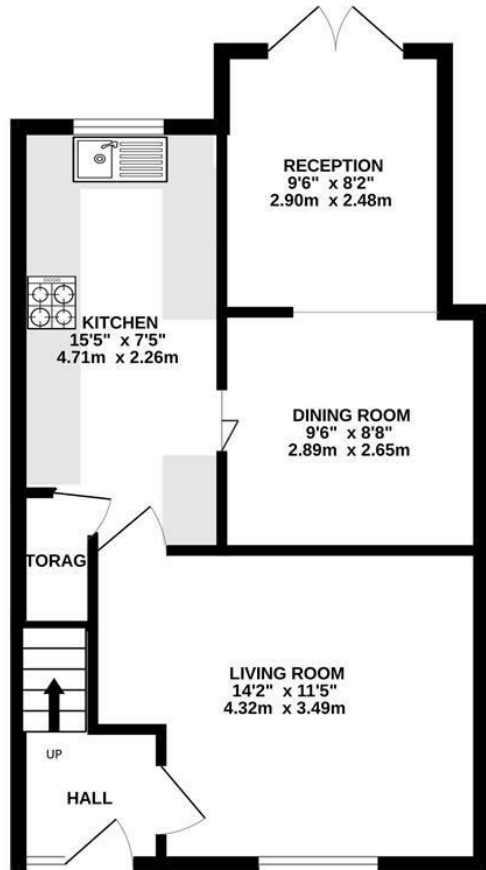
With electric roller door, light and power and off street parking for two cars.



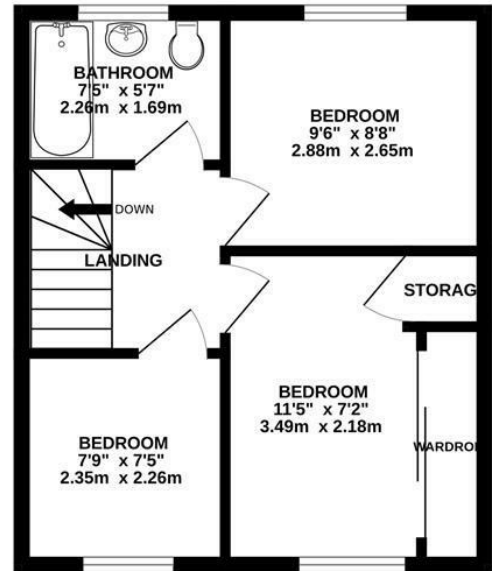
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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