



**Syms Avenue,  
Bristol, BS36 2FQ**

**PRICE: Offers Over  
£330,000**

## Property Features

- Semi Detached Townhouse
- Four Bedrooms
- Lounge/Diner
- Excellent Condition
- Garage & Parking

## Full Description

### COVERED ENTRANCE PORCH

Outside light. Wood front door with 2 double glazed inset windows giving access to:

### ENTRANCE HALL

Radiator. Wall mounted thermostat. Karndean floor. Stairs to first floor landing. Door to Lounge. Door to Kitchen/Breakfast Room. Door to:

### CLOAKROOM

White suite comprising: Low level W.C. Corner wash hand basin with tiled splash back. Radiator. Opaque double glazed window. Extractor fan. Karndean floor.

### LOUNGE/ DINER

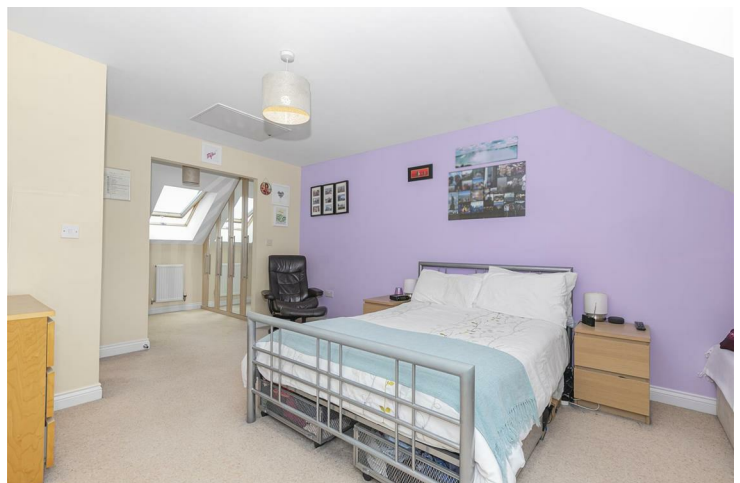
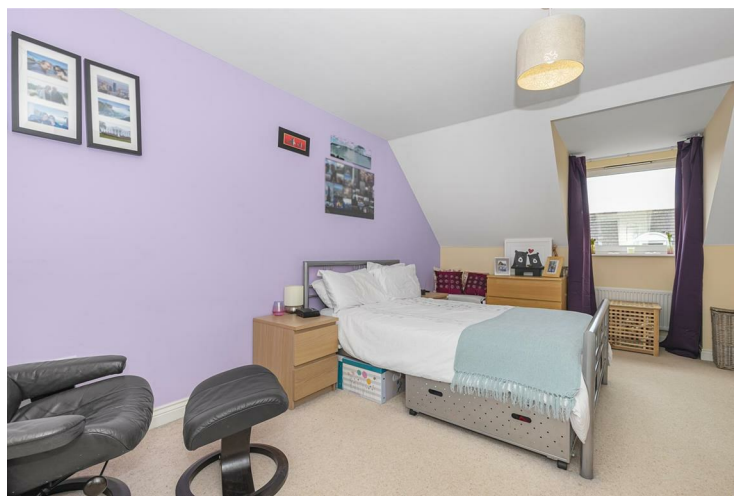
16' 4" x 15' 2" (maximum measurement) (4.88m 1.22m x 4.57m 0.61m (maximum measurement))  
Garden aspect. Double radiator. Double glazed window. Telephone point. Television point. Under stairs storage cupboard. Under stairs drawer units. Double glazed double opening doors to rear garden.

### KITCHEN/BREAKFAST ROOM

12' 8" x 8' (3.66m 2.44m x 2.44m)  
Front aspect. Roll edged work top surface with inset single drainer stainless steel sink unit. Integrated fridge & Freezer. Plumbing for washing machine. Integrated dishwasher. Inset 4 ring gas hob with canopy extractor over and glass splash back. Inset double oven. Range of base level cupboards and drawers. Wall mounted cupboards. Double radiator. Double glazed window. Part tiled walls. Karndean floor.

### FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder. Radiator. Stairs to second floor. Door to bedroom 3. Door to bedroom 4. Door to Bathroom. Door to:



**BEDROOM 2**

39'4" 26'2" x 26'2" 13'1" (12' 8" x 8' 4")  
 Front aspect. Radiator. Space for wardrobe cupboards.  
 Double glazed window.

**BEDROOM 3**

10' 2" x 8' 4" ( 3.05m 0.61m x 2.44m 1.22m )  
 Garden aspect. Radiator. Double glazed window.

**BEDROOM 4**

8' 6" x 6' 3" ( 2.44m 1.83m x 1.83m 0.91m )  
 Front aspect. Radiator. Double glazed window.

**BATHROOM**

White suite comprising: Panel enclosed bath with mixer taps and shower attachment. Low level W.C. Pedestal wash hand basin with tiled splash back. Radiator. Part tiled walls. Shaver point. Extractor fan.

**Landing**

**MASTER BEDROOM**

17' 8" (into bay) x 13' 1" narrowing to 11'4" (5.18m 2.44m (into bay) x 3.96m 0.30m narrowing to )  
 Front aspect. Double built in wardrobe cupboards with mirror fronted doors with hanging space and shelving. Over stairs storage cupboard with slatted shelving. Radiator. Double glazed window. opening to:

**DRESSING AREA**

6' 6" x 6' 2" (1.83m 1.83m x 1.83m 0.61m)  
 Garden aspect. Double built in wardrobe cupboards with mirror fronted doors with hanging space and shelving. Radiator. Double glazed 'Velux' Window with inset blinds .

**EN-SUITE SHOWER ROOM**

Suite comprising: Tiled shower with wall mounted shower and glass screen. Low level W.C. Pedestal wash hand basin with tiled splash back. radiator. shaver point. Double glazed 'Velux' Window with inset blinds. Extractor fan.

**FRONT GARDEN**

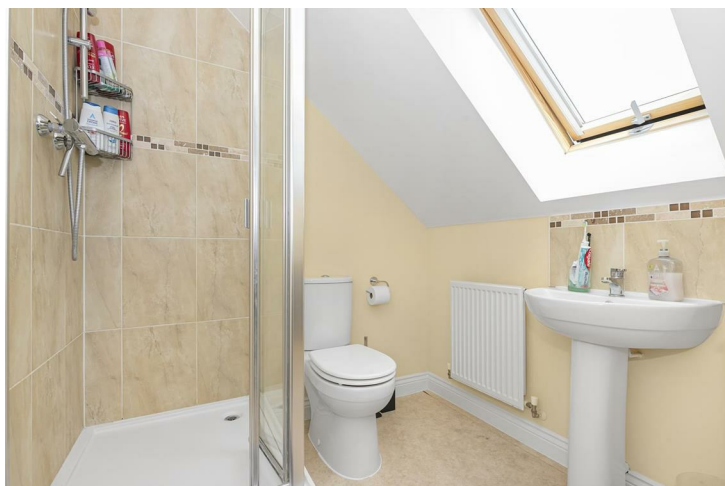
Block paved driveway. gravelled border.

**Garage**

**GARAGE** in nearby block. Parking space giving access via up and over door.

**REAR GARDEN**

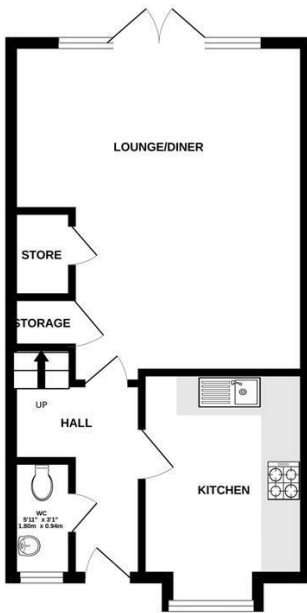
Paved patio with paved side pathway. lawn. Decking area. Rear access. Side access. Outside tap.



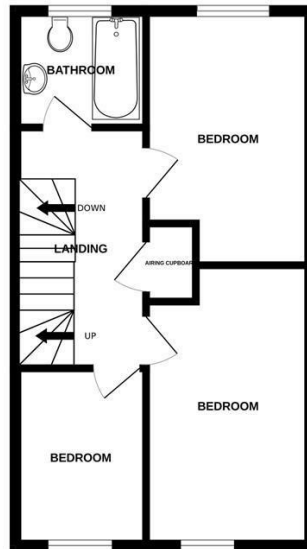
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

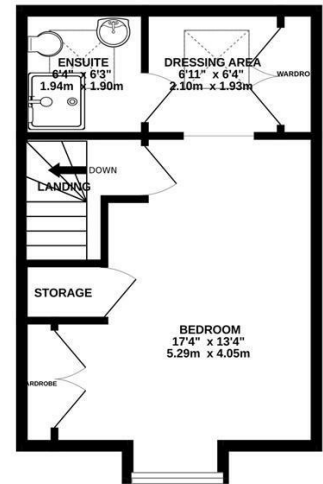
GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



FIRST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.  
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  
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