



**Friary Grange Park,
BRISTOL, BS36 1NA**

**PRICE: Asking Price
£400,000**

Property Features

- Popular Location
- 3 Double Bedrooms
- Large Rear Garden
- Conservatory
- Close to local Ammnities
- Excellent Local Schools
- Semi Detached
- GCH & Double Glazing



Full Description

Entrance Porch

Tiled flooring, radiator, double door to the hallway.

Hallway

Stairs rising to the first floor landing, radiator, textured ceiling, smoke detector.

Lounge/Diner

22'4" x 12'0" (6.83 x 3.66)

Double glazed window to the front, double glazed patio doors to the rear, feature fireplace with electric fire, television point, coved and textured ceiling, two radiators.

Kitchen

10'10" x 6'9" (3.32 x 2.06)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, space for fridge, built in electric oven and electric hob with extractor over, stainless steel single drainer sink unit with mixer tap over, tiled flooring, strip lighting.

Conservatory

14'11" mx 7'10" (4.55 mx 2.41)

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

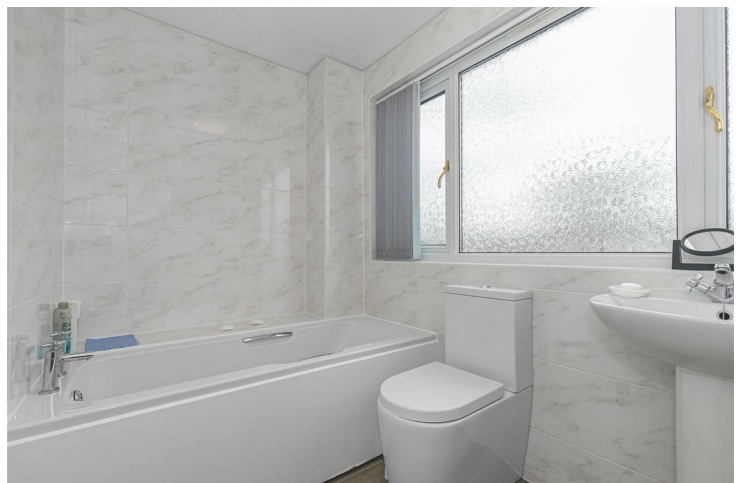
Landing

With Access to loft, Window to side and airing cupboard. Doors to:

Master Bedroom

13'8" x 10'0" (4.17 x 3.07)

Double glazed window to the rear, radiator, textured ceiling.



Bedroom 2

10'10" x 8'11" (3.32 x 2.74)

Double glazed window to the rear, radiator, textured ceiling.

Bedroom 3

10'0" x 8'7" (3.07 x 2.62)

Double glazed window to the front, radiator, textured ceiling, built in cupboard housing boiler.

Bathroom

Double glazed obscure window to the front, panelled bath, low level w.c., pedestal wash hand basin, heated towel rail, tiled walls, textured ceiling.

Garage

Up and over door, power and lighting, door to the rear garden.

Frontage

Laid to lawn with planted borders, block paved driveway providing off street parking for two cars.

Rear Garden

Enclosed rear garden, paved patio area, lawned area, vegetable garden area, tap, lighting, planted borders.

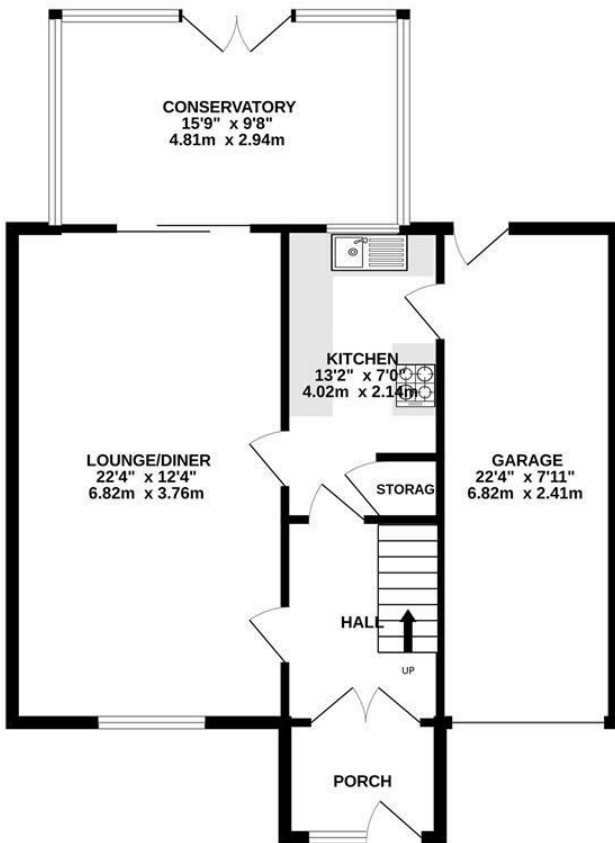
Property is freehold with a ground rent charge of £12,60p/a



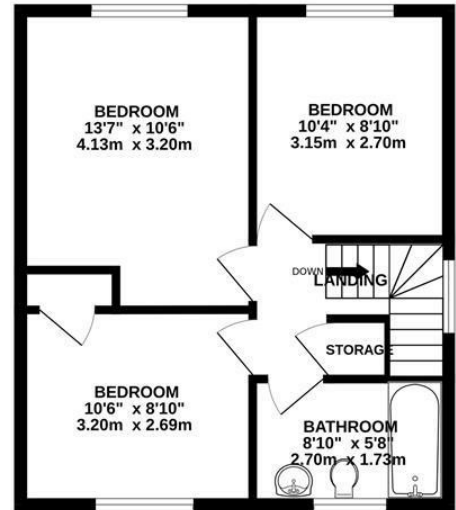
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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
798 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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