



**Halls Garden,  
Bristol, BS34 8RJ**

**PRICE: £350,000**



## Property Features

- Three Bedrooms
- Beautifully Presented
- En-suite Shower Room & Cloakroom
- EPC A
- Solar Panels with 10kW Battery
- Close To Parkway
- Cul De Sac Location
- Two Off Street Parking Spaces

## Full Description

Situated within a cul-de-sac of Halls Garden in Stoke Gifford, this well presented three bedroom terraced house is perfect for a range of buyers. Ideally located in North Bristol with excellent links for Parkway Train Station, Metro Bus M1/M4/T1 and Motorway networks M4/M5/M32. A number of schools can be found nearby including St. Michael's Primary School which makes the area popular with families. Accommodation comprises; entrance hall, cloakroom, fitted kitchen, spacious living/dining room with french doors into the rear garden. To the first floor there can be found three well sized bedrooms, family bathroom and en-suite. The property includes a private enclosed rear garden with rear access, off street parking, gas central heating, fiber to the door, double glazing and solar panels with battery. Call now for further details.

### Entrance Hallway

Door to front, carpeted flooring, radiator.

### Cloakroom

Low level WC, wash hand basin with tiled splash backs, radiator, double glazed obscured window to front, work surface with plumbing for washing machine under.

### Living Room

**16'9" max x 15'5" (5.11m max x 4.70m )**

Double glazed french doors to rear, double glazed window to rear, radiator, TV point, stairs leading to first floor with cupboard under.

### Kitchen

**8'10" x 7'0" (2.71m x 2.15m )**

A range of high gloss wall and base units, with work surfaces over, double glazed window to front, inset one and a half bowl stainless steel sink drainer with mixer tap, integrated oven and gas hob with cooker hood above, plumbing for dishwasher, space for fridge/freezer, tiled splashbacks, extractor fan.





## Landing

Stairs leading to ground floor, radiator, deep cupboard, loft access.

## Loft

Part boarded with light and ladder, Solar panel (PV) inverter.

## Master Bedroom

**11'6" x 8'10" (3.52m x 2.71m )**

Double glazed window to front, radiator, ceiling fan with integral light and remote control, TV point, carpeted flooring.

## En-Suite

Double glazed obscured window, enclosed shower cubicle with tiled walls, extractor fan, wash hand basin, low level WC, part tiled walls.

## Bedroom 2

**10'11" x 6'11" (3.35m x 2.12m )**

Double glazed window to rear, radiator, low profile dimmable ceiling fan with integral light and remote control, carpeted flooring.

## Bedroom 3

**8'8" x 8'0" (2.65m x 2.46m)**

Double glazed window to rear, radiator, low profile dimmable ceiling fan with integral light and remote control, carpeted flooring.

## Bathroom

Panelled bath with mixer taps and shower attachment, tiled walls, low level WC, wash hand basin, extractor fan.

## Rear Garden

Enclosed by boundary fencing, external tap, paved patio, leading grass laid to lawn, solar panel battery with electrical outlet, decking, gated rear access.

## Parking

Allocated two off street parking spaces.

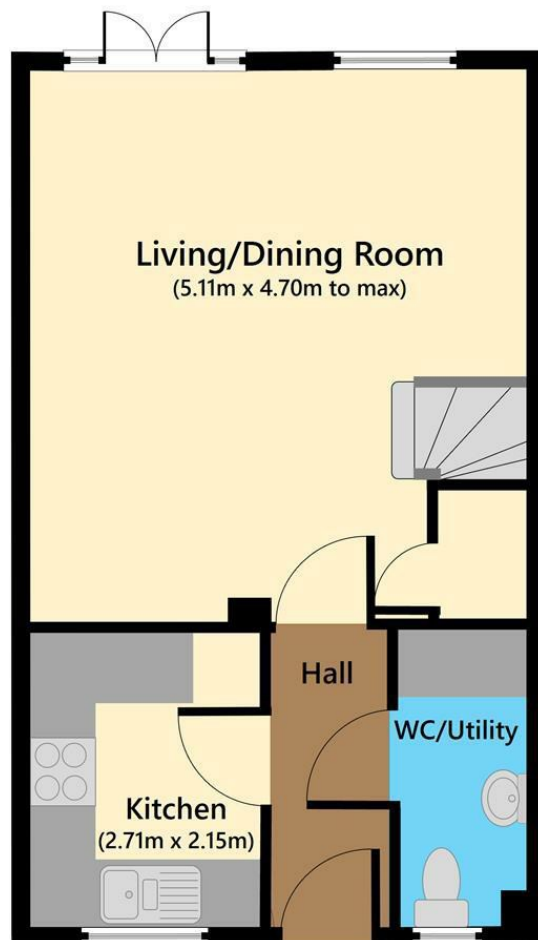
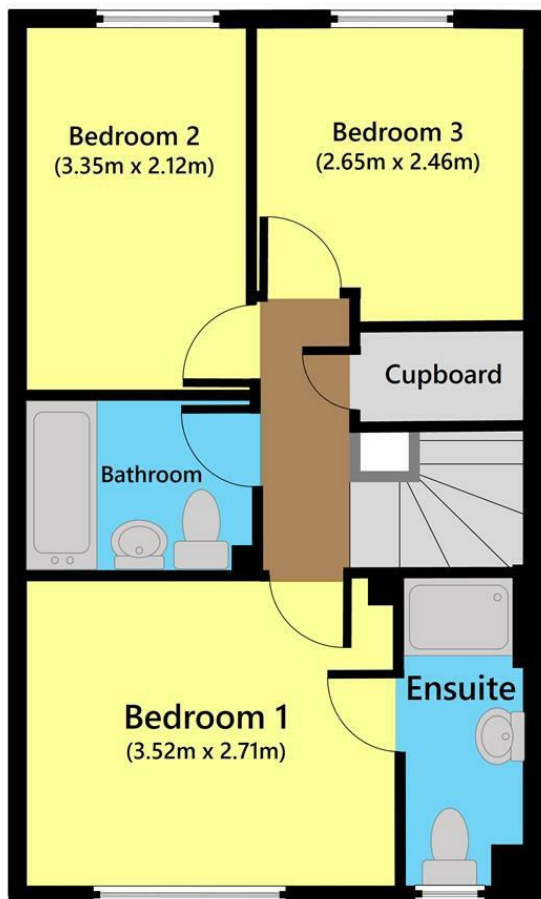
## Front Garden

Open plan, path to the house, planting and water butt.

## N.B.

3.24kW solar panel photovoltaic array installed in October 2018 with 10kW battery located in back garden installed in September 2023. Both are owned outright and system is controlled by an app. At present usage, Solar plus Battery is capable of supplying more than 100% of the houses electricity for over 6 months of the year. The system exports energy when it over supplies, generating income through a micro-generation scheme. In darker months the battery can be charged on an economy tariff reducing total energy cost. The battery has an IP65 outdoor waterproof rating and is still under a 10 yr warranty. The battery has an additional external emergency power supply socket installed, meaning the system can provide electricity to the garden, and as well in the event of a power cut.





Not to scale. Whilst every attempt has been made to ensure the accuracy of the floor plans above, measurements, windows, rooms or 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 for any prospective purchaser.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          | 92      | 93        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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 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