



**Butterfield Close,
Frampton Cotterell, BS36 2WA**

**PRICE: Offers In
Excess Of £350,000**

Property Features

- Link Detached Bungalow
- Two Bedrooms
- Kitchen
- Lounge
- Conservatory
- Shower Room
- Garage
- Off Street Parking
- Enclosed Rear Garden
- No Onward Chain

Full Description

Entrance Hall

Coved and textured ceiling, wall mounted thermostat, radiator, smoke detector, built in airing cupboard housing tank.

Kitchen

9'9" x 6'10" (2.97m x 2.08m)

Double glazed window to the side, fitted with a range of wall and base units with roll-edge work surfaces over, space for fridge/freezer, built in electric oven and gas hob with extractor over, stainless steel one and a half bowl single drainer sink unit with mixer tap over, space for washing machine, textured ceiling, tiled splash-backs, radiator, textured ceiling.

Living Room

13'3" x 13'2" (4.04m x 4.01m)

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

Bedroom One

13'3" x 10'5" (4.04m x 3.18m)

Double glazed French doors to the rear, built in wardrobes with hanging space and shelving, textured ceiling, radiator.

Bedroom Two

8'10" x 7" (2.69m x 2.13m)

Double glazed window to the side, wall mounted fuse box, built in wardrobes with hanging space and shelving, textured ceiling.

Shower Room

Double glazed obscure window to the front, built in double shower cubicle with shower over, low level w.c., vanity wash hand basin, ceiling spot lighting, part tiled walls.



Conservatory

Double glazed windows to the side and rear, double glazed French doors to the rear, double glazed door to the side, radiator, (roof replaced in 2019 with Pilkington sun/shade self cleaning glass with a 10 year guarantee).

Garage

With electric up and over door, power and lighting, door to the rear garden, shelving, water.

Rear Garden

Mainly laid to lawn with planted borders, paved patio area, door to the garage.

Front

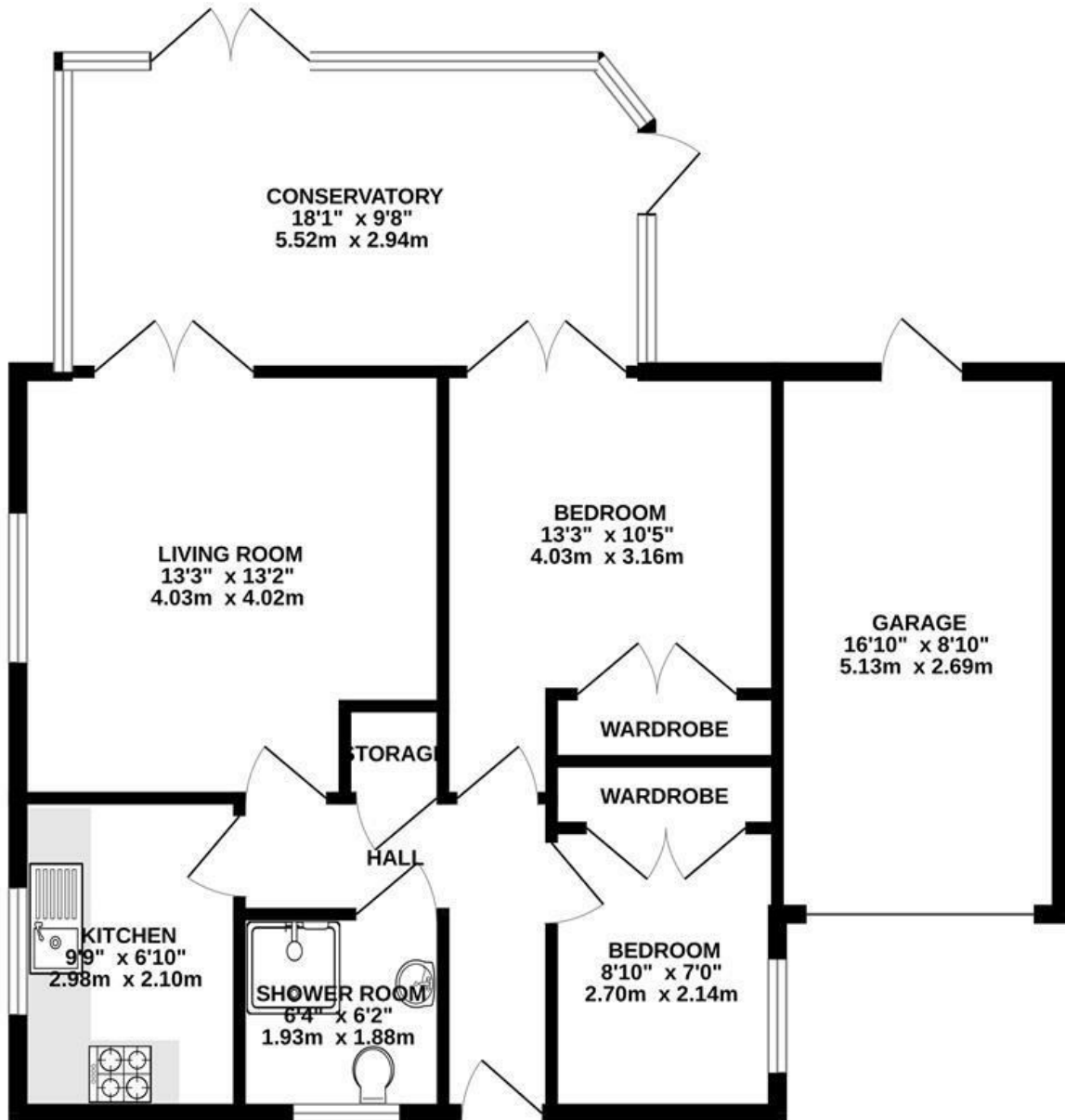
Block paved to the front providing off street parking, lighting.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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