



**Ferndene,  
Bristol, BS32 9DF**

**PRICE: Asking Price  
£225,000**

## Property Features

- Coach House
- End Of Terrace
- One Bedroom
- Lounge Area
- Dining Area
- Study
- Kitchen
- Bathroom
- Garage & Parking
- No Onward Chain

## Full Description

### Entrance Hall

Stairs rising to the first floor.

### Lounge Area

12'8 x 8'10 (3.86m x 2.69m)

Double glazed Velux window to the rear, laminate flooring, textured ceiling, television point, wall light points.

### Dining Area

8'8 x 8'2 (2.64m x 2.49m)

Double glazed Velux window to the rear, radiator, laminate flooring, textured ceiling, access to the loft space, built in airing cupboard housing boiler.

### Study

11'9 (max) x 4'10 (3.58m (max) x 1.47m)

Double glazed leaded light window to the front, radiator, television point, laminate flooring, textured ceiling, built in storage cupboard with hanging rail.

### Kitchen

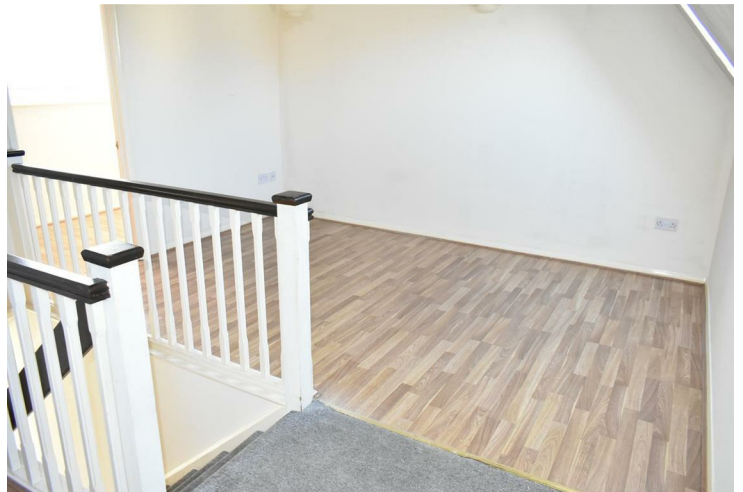
9'4 x 6'5 (2.84m x 1.96m)

Double glazed leaded light window to the front, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, space for fridge/freezer, space for washing machine, stainless steel single drainer sink unit with mixer tap over, breakfast bar, extractor, textured ceiling, strip lighting, tiled flooring.

### Bedroom

10'2 x 8'1 (3.10m x 2.46m)

Double glazed leaded light window to the front, radiator, laminate flooring, textured ceiling. built in mirrored wardrobe with hanging space and shelving.



**Bathroom**  
Double glazed Velux window to the rear, pedestal wash hand basin, low level w.c., panelled bath with shower over, extractor, textured ceiling, radiator, part tiled walls.

**Garage**  
With up and over door, storage in under stairs area.

**Parking**  
Block paved area in front of garage proving off street parking.

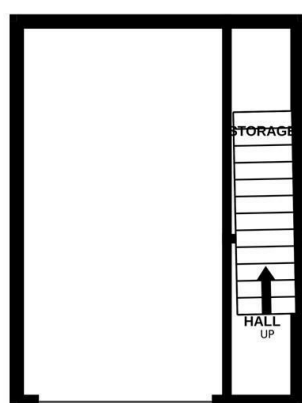
**Garden**  
Located to the side, enclosed by fencing, laid to gravel.



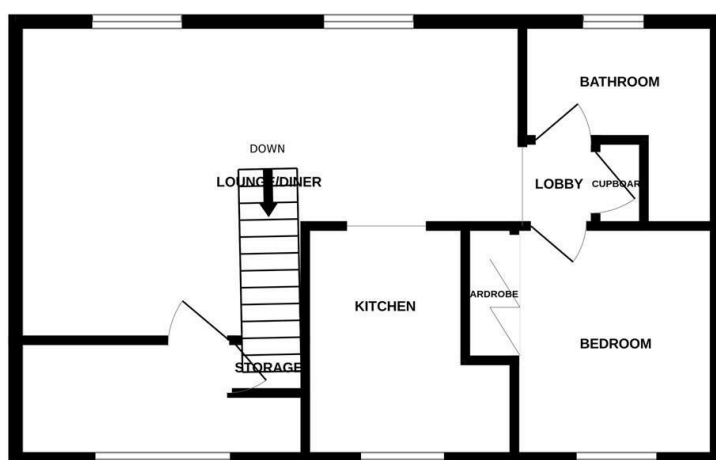
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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 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