



**Paddock Close,
Bristol, BS32 0EX**

PRICE: £269,950

Property Features

- Two Bedrooms
- Cul De Sac Location
- Beautifully Presented
- Off Street Parking
- Gas Central Heating
- Good Sized Rear Garden

Full Description

Living Room

12'1" x 13'8" (3.70 x 4.17)

UPVC door to living room, double glazed leaded light window to front, radiator, door to kitchen, Oak and glass balustrade, rising to 1st floor landing.

Kitchen/Diner

3.01 x 3, points, 70 double glazed UPVC door to rear garden double glazed window with rear Double glazed door and leaded light window to rear. Kitchen comprises of a range of wall and base units with rolled edge work surface over. Breakfast bar, integrated appliances include double oven and dishwasher. One and a half bowl sink with drainer and mixer tap, gas hob with stainless steel splashback and extractor over, cupboard housing a wall mounted combi boiler.

Landing

Access to loft, doors to:

Bedroom One

9'9" x 12'0" max (2.99 x 3.68 max)

Double glazed leaded light window to front, radiator and over stairs storage cupboard.

Bedroom Two

12'0" x 6'6" (3.67 x 2.0)

Double glazed leaded light window to rear and radiator.

Bathroom

Suite comprising of low-level WC, pedestal hand wash basin with mixer tap, paneled bath with electric shower over and mixer tap. Part tiled walls, spotlights, extractor fan and radiator.

Garden

Mainly laid with patio with rear gate and enclosed by fencing.

Parking



Off street parking for two vehicles.

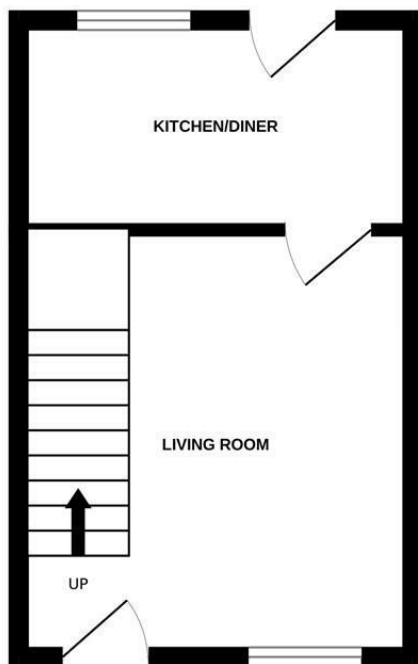


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

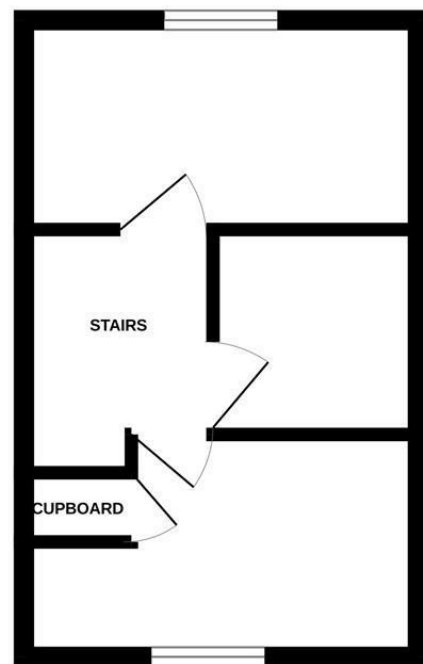
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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