



**Butterfield Close,
BRISTOL, BS36 2WA**

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

Property Features

- End Of Terrace Bungalow
- Two Bedrooms
- Kitchen
- Lounge/Dining Room
- En-Suite Shower Room to Master Bedroom
- Family Bathroom
- Garage With Electric Door
- Off Street Parking
- Front & Rear Gardens
- Cul-De-Sac Location

Full Description

Entrance Hall

Built in storage cupboard housing solar panel controls, tiled flooring, coved and textured ceiling, smoke detector.

Kitchen

10'11 x 9'4 (3.33m x 2.84m)

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

Lounge/Diner

20'5 x 13'10 (6.22m x 4.22m)

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

Inner Hall

Built in airing cupboard housing tank.

Bedroom One

17'2 x 14'7 (5.23m x 4.45m)

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

En-Suite Shower Room

Built in shower cubicle with shower over, vanity wash hand basin, low level w.c., heated towel rail, fully tiled walls, shaver point, extractor, textured ceiling, tiled flooring.



Bedroom Two

8'8 x 7'3 (2.64m x 2.21m)

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

Bathroom

Panelled bath with shower attachment over, vanity wash hand basin, low level w.c, radiator, shaver point, tiled splash-backs, extractor, textured ceiling.

Garage

With electric roller door, power and lighting.

Rear Garden

Lawned area, planted borders, paved patio area, storage shed.

Front

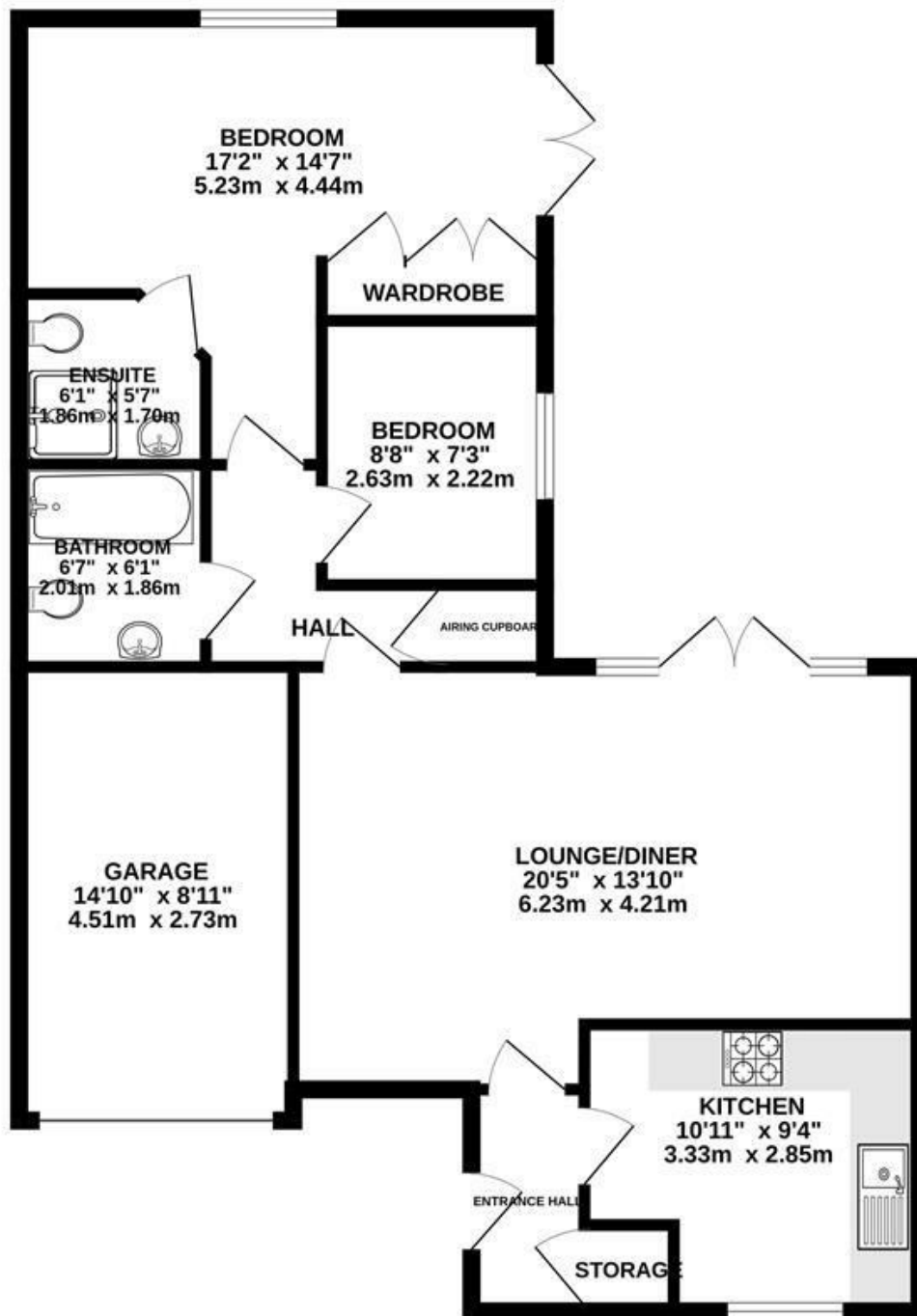
Block paved path leading to covered storm porch, lawned area with planted borders, block paved area in front of the garage providing off street parking.



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		79	83
	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
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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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 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