



**Wayside Close,  
Bristol, BS36 2JL**

**PRICE: Asking Price  
£395,000**



## Property Features

- Semi Detached Bungalow
- Two Double Bedrooms
- 21' Living Room
- Kitchen/Dining Room
- Bathroom
- Detached Garage
- Low Maintenance Rear Garden
- Off Street Parking
- Cul-De-Sac Location
- No Onward Chain

## Full Description

### Entrance Hall

Built in storage cupboard with shelving, access to the loft space (with ladder), textured ceiling, ceiling spot lighting.

### Living Room

21'9 x 11'5 (6.63m x 3.48m)

Double glazed patio doors to the rear with remote control blinds, wall mounted air conditioning unit, two radiators, wall light points, feature fireplace with electric fire, coved and textured ceiling.

### Kitchen/Dining Room

16'6 x 10'2 (5.03m x 3.10m)

Two Double glazed windows to the side, double glazed window and door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, single drainer sink unit with mixer tap over and water softener, built in electric double oven and gas hob with extractor over, space for washing machine, space for fridge/freezer, space for dining table, coved and textured ceiling, ceiling spot lighting, radiator.

### Bedroom One

12'1 x 11'5 (3.68m x 3.48m)

Double glazed window to the front, radiator, coved and textured ceiling, alcove storage area, built in storage cupboard.

### Bedroom Two

12'1 x 10'2 (3.68m x 3.10m)

Double glazed window to the front, textured ceiling, built in wardrobes and over head storage cupboards, radiator.




**Bathroom**  
Double glazed obscure window to the side, panelled bath with shower over, vanity wash hand basin, low level w.c., radiator, fully tiled walls, ceiling spot lighting.


**Rear Garden**  
Low maintenance enclosed by fencing, paved patio area with planted borders, green house, mature shrubs, awning, lighting, door to the garage, side access gate.

**Garage**  
With electric roller door, power and lighting, window to the rear.

**Front**  
Laid to lawn with planted borders, block paved driveway leading to the garage providing off street parking.



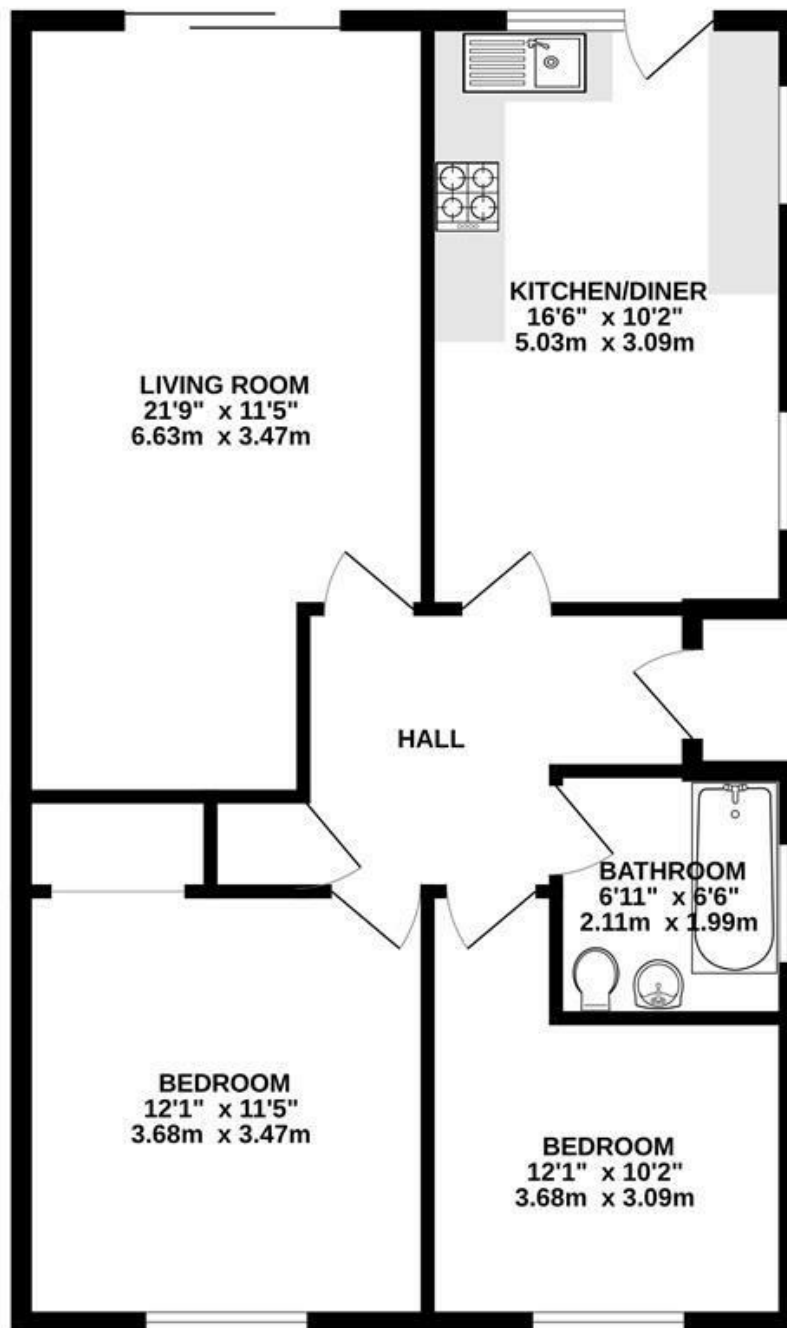
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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  
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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