



**Church Road,
Bristol, BS36 2BJ**

**PRICE: Offers In
Excess Of £550,000**

Property Features

- Detached Family House
- Four Bedrooms
- Lounge
- Kitchen/Dining Room
- Utility Room
- Cloakroom
- Garage
- Southerly Aspect Rear Garden
- Close to Local Schools and Amenities
- No Onward Chain

Full Description

Porch

Double glazed leaded light window to the front, textured ceiling, radiator.

Entrance Hallway

Stairs rising to the first floor landing, radiator, ceiling spot lighting, under stairs storage area.

Cloakroom

Double glazed obscure window to the front, low level w.c., radiator, vanity wash hand basin, part tiled walls, textured ceiling.

Lounge

14 x 12'3 (4.27m x 3.73m)

Double glazed leaded light bow window to the front, wall light points, coved ceiling, television point, skirting board radiators.

Kitchen/Dining Room

20'5 x 9'8 (6.22m x 2.95m)

Double glazed window to the rear, double glazed patio doors to the rear garden, fitted with a range of wall and base units with roll edge work-surfaces over, display cabinets, integrated microwave, built in electric oven and gas hob with extractor over, integrated fridge, one and a half bowl single drainer sink unit with mixer tap over, tiled splash-backs, textured ceiling, radiator, space for dining table.

Utility Room

9'11 x 7'8 (3.02m x 2.34m)

Double glazed window and door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, space for washing machine, space for tumble dryer, space for further appliance.



Landing
Double glazed leaded light window to the front, radiator, textured ceiling, access to the loft space with fitted ladder.

Bedroom One
14'1 x 14 (4.29m x 4.27m)
Double glazed leaded light window to the front, radiator, textured ceiling, vanity wash hand basin, shower cubicle with shower over.

Bedroom Two
12'3 x 9'8 (3.73m x 2.95m)
Double glazed window to the rear, radiator, textured ceiling.

Bedroom Three
12'9 x 9'11 (3.89m x 3.02m)
Double glazed leaded light window to the front, radiator, textured ceiling.

Bedroom Four
10'3 x 9'11 (3.12m x 3.02m)
Double glazed window to the rear, built in airing cupboard housing tank, radiator, textured ceiling.

Shower Room
Double glazed window to the rear, walk in shower cubicle with shower over, pedestal wash hand basin, low level w.c., radiator, textured ceiling, part tiled walls.

Garage
Electric roller door, power and lighting, tap.

Rear Garden
Enclosed by fencing and hedging, paved patio area, laid to lawn, planted borders, side access, tap, lighting.

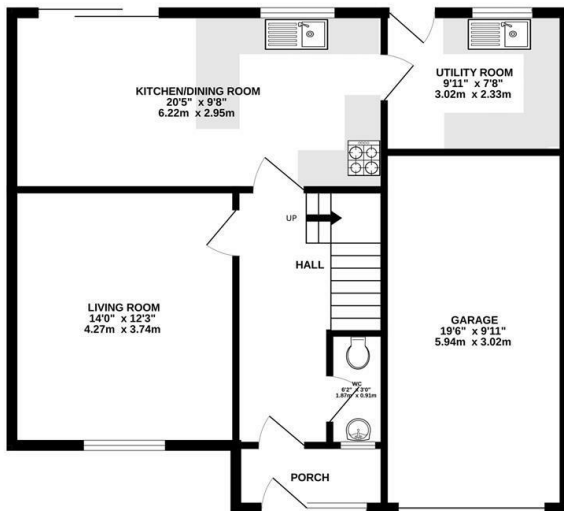
Front
Tarmac driveway providing off street parking for two cars, side access, raised planted borders, stone walling, lighting.



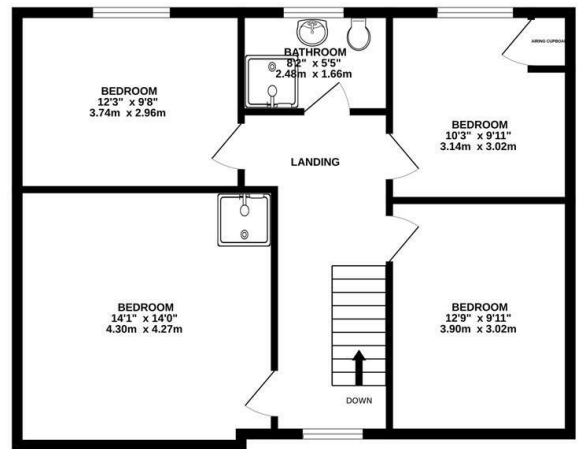
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	79
England & Wales	EU Directive 2002/91/EC	

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
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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