



**Robel Avenue,
Frampton Cotterell, BS36 2BY**

**PRICE: Asking Price
£550,000**

Property Features

- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Conservatory
- En-Suite to Master Bedroom
- Bathroom
- Detached Double Garage
- Beautiful Gardens to the Front & Rear
- Popular Location

Full Description

Porch

Double glazed window to the front and side, double glazed door to the front, wall mounted boiler.

Entrance Hallway

Built in double storage cupboard with hanging space and shelving, access to the loft space (part boarded with ladder).

Living Room

13'6 x 13'4 (4.11m x 4.06m)

Two double glazed windows to the front, radiator, coved and textured ceiling, ceiling spot lighting, feature fireplace with gas fire, television point.

Kitchen

12'8 x 9'7 (3.86m x 2.92m)

Double glazed windows to the side and rear, double glazed door to the rear, fitted with a range of modern wall and base units with roll edge work-surfaces over, wine rack, space for fridge/freezer, space for washing machine, plumbing for dishwasher, one and a half bowl single drainer sink unit with mixer tap over, built in double electric oven and hob with extractor over, ceiling spot lighting, Karndean flooring.

Dining Room

16'4 x 10'11 (4.98m x 3.33m)

Double glazed bi-fold doors to the conservatory, radiator, wall lights.

Conservatory

10'11 x 7'8 (3.33m x 2.34m)

Double glazed windows to the side and rear, double glazed patio doors to the rear, tiled flooring, wall lights.



Bedroom One

13'6 x 12'7 (4.11m x 3.84m)

Two Double glazed windows to the front, radiator, fitted wardrobes.

En-Suite

Double glazed obscure window to the side, low level w.c., pedestal wash hand basin, tiled splash-backs, heated towel rail, coved and textured ceiling.

Bedroom Two

12'7 x 11'10 (3.84m x 3.61m)

Double glazed windows to the rear and side, radiator, built in wardrobes with hanging space and shelving, built in dressing table and drawers, wall mounted storage cupboard, wall light points, coved and textured ceiling.

Bedroom Three

8'9 x 8'4 (2.67m x 2.54m)

Double glazed window to the side, radiator, coved and textured ceiling, fitted desk.

Bathroom

Double glazed obscure window to the side, panelled 'spa' bath, low level w.c., vanity wash hand basin, fitted drawers and cupboards. built in shower cubicle with shower over, tiled splash-backs, ceiling spot lighting.

Double Garage

Detached double garage with electric up and over door, power and lighting, door to the side, wall mounted storage cupboards.

Rear Garden

Enclosed by fencing, imprinted concrete patio area and pathway, gravelled area, laid to lawn with mature planted borders, further imprinted concrete seating area with pergola, door to the garage, mature shrubs and trees, green house, bin store area to the side, two side access gates, outside power point, lighting.

Front

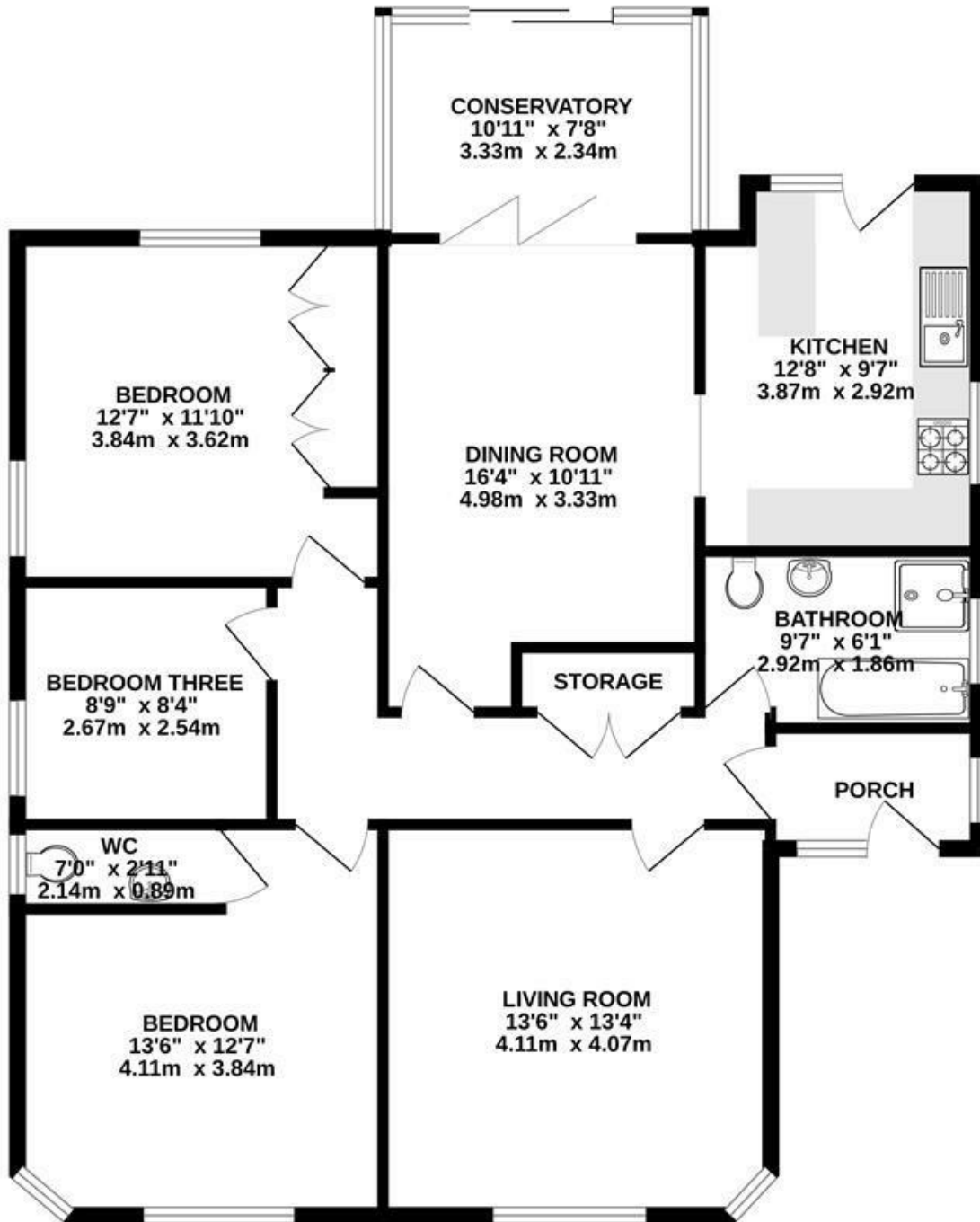
Mainly laid to lawn with planted borders, path leading to the side, lighting, tarmac driveway leading to detached double garage, tap to the rear.



| 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
1121 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

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