



**Dragon Road,
Bristol, BS36 1BL**

**PRICE: Offers Over
£475,000**

Property Features

- Cira 0.4 Of A Acre
- Two Bedrooms
- Development Opportunity
- Detached Home
- Tandem Garage
- Gas Central Heating
- No Onward Chain
- Far Reaching Views

Full Description

Hallway

Radiator, stairs rising to 1st floor landing and doors to:

Kitchen

11'5" x 8'0" (3.5 x 2.46)

Double glazed window to front and double glazed window to side. Door to under stairs cupboard/ pantry with double glazed window to front.

Bathroom

7'10" x 5'9" (2.4 x 1.77)

Double glazed obscure window to rear and radiator.

Rear Lobby

Radiator and door to rear garden.

Living Room

15'1" x 15'1" (4.6 x 4.6)

Double glazed window to front, radiator and open to family room.

Dining Room

14'0" x 13'2" (4.27 x 4.02)

Patio doors to rear garden, window to side and two radiators.

Landing

Double glazed window to front and doors to:

Master Bedroom

15'1" x 15'1" (4.6 x 4.6)

Double glazed window to front double, double glazed window to rear and radiator.

Bedroom Two

15'1" x 8'1" (4.6 x 2.48)

Double glazed window to rear, double glazed window to front, cupboard housing gas fired Vaillant combination boiler. Door to; WC with pedestal hand wash basin and low level WC.



Single Tandem Garage
With opening doors. Privacy door to garden.

Front Garden
Shared driveway leading to tandem garage, access to rear garden. Mainly lid to lawn and enclosed with mature shrubs.

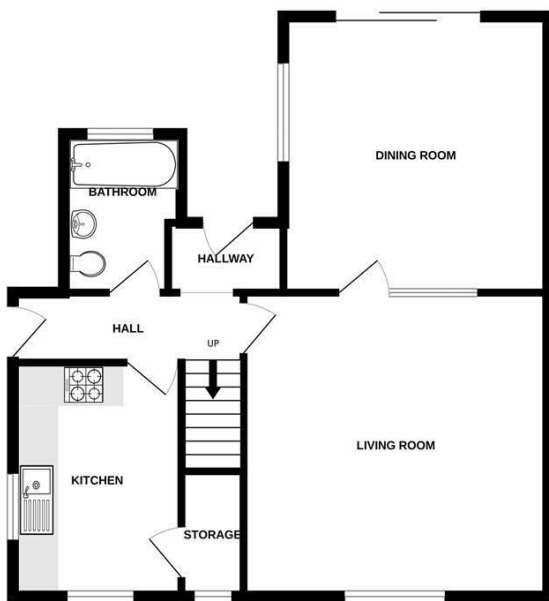
Rear Garden
Large rear garden mainly laid to lawn and enclosed with hedging and fencing.
South Westerly facing.



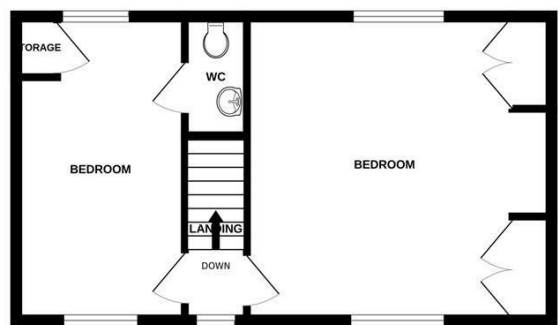
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
England & Wales	EU Directive 2002/91/EC	

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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