



**Starbarn Road,
Bristol, BS36 1NT**

**PRICE: Offers In
Excess Of £375,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Cloakroom
- Completely Refurbished in 2022
- Good Sized Rear Garden
- Garage & Parking
- Popular Location
- Close To Local Amenities
- Immaculately Presented Throughout

Full Description

Hallway

Double glazed obscure window to side , radiator and undertakers storage cupboard. Stairs rising to first floor landing, hive, doors:

Living Room

14'77 x 12'88 (4.27m x 3.66m)

Double glazed window to front, feature fire place with gas fire, Radiator and door to:

Kitchen/Diner

19'22 x 8'20 (5.79m x 2.44m)

Double glazed window and French doors to rear garden, The kitchen comprises of a range of wall and base units with work surface over. Integrated dishwasher, fridge freezer, oven, hob and extractor. Space for washing mashing. Radiator , Spot lights and sink with drainer and mixer tap. Space for Fridge/freezer, Door to hallway.

Cloakroom

Low level w.c. with sink above, tiled splash-back.

Landing

Access to loft with ladder, Double glazed obscure window to side. Doors to:

Master Bedroom

14'78 x 11'08 (4.27m x 3.56m)

Double glazed window to front, radiator and storage cupboard housing wall mounted combination boiler, fitted wardrobes with hanging space shelving and drawers.

Bedroom 2

11'10 x 8'96 (3.61m x 2.44m)

Double glazed window to rear and radiator.



Bedroom 3
8'09 x 7;95 (2.67m x 2.13m;28.96m)
Double glazed window to front and radiator.

Bathroom
7'81 x 5'29 (2.13m x 1.52m)
Double glazed obscure window to rear,suite comprising of a paneled bath with mixer tap and electric shower over, vanity hand wash basin with mixer tap and splash back. Low level w/c. Heated towel rail and part tiled walls.

Garage
With up and over door.

Garden
Well presented garden with patio and mainly laid to lawn, enclosed by fencing, storage shed.

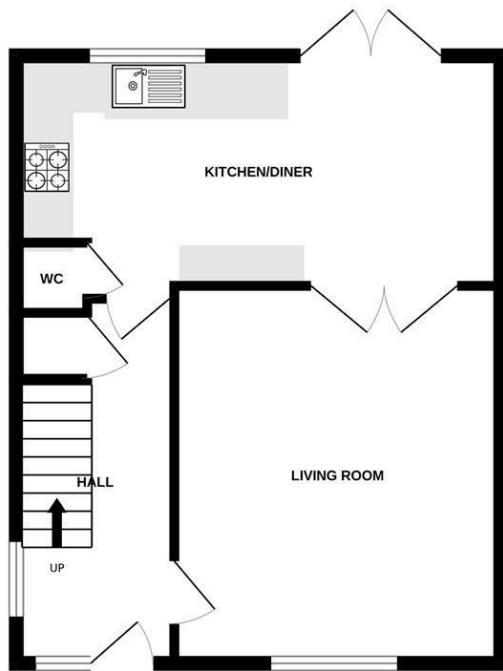
Frontage
Mainly laid with gravel with off street parking for several cars.



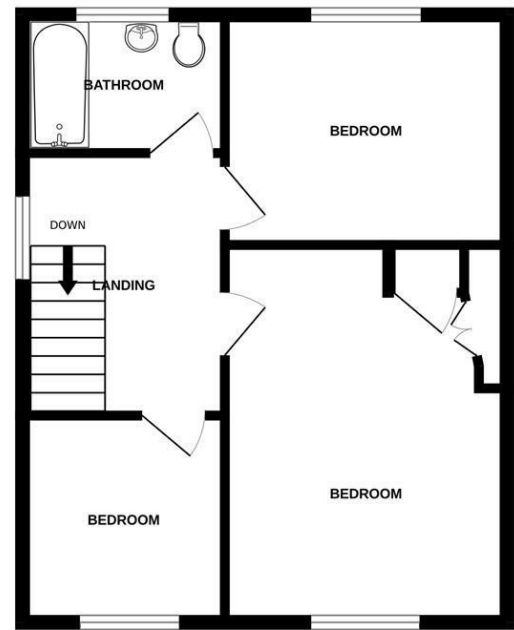
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	

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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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