



**Down Road,
BRISTOL, BS36 1BZ**

**PRICE: Offers In
Excess Of £425,000**

Property Features

- Character Extended Home
- Four Bedrooms
- Open Plan Kitchen/Family Room
- Downstairs WC
- Utility Area
- En-Suite Shower Room
- Landscaped Garden
- Off Street Parking

Full Description

Entrance Hall

Double glazed door to entrance hall, tiled flooring, radiator, cupboard housing fuse box, solar control unit.

Lounge

13'5 x 12'6 (4.09m x 3.81m)

Double glazed window to front aspect, dado rail, coving, feature fire place with open fire with tiled surround and slate effect hearth, smoke detector.

Dining Room

14'6 x 12'6 (4.42m x 3.81m)

Feature fireplace with wood surround and marble hearth, coving, dado rail, laminate flooring.

Kitchen/Dining

16'3 x 15'6 max (4.95m x 4.72m max)

Double glazed window to rear, double glazed French doors to rear garden, skylight, modern fitted kitchen with a range of wall and base units with wooden work surfaces over, Belfast style sink with mixer tap, tiled splash backs, space for range style cooker, fridge/freezer and washing machine, integral dishwasher, radiator, combi boiler, laminate flooring and tiled area to the kitchen, open plan to -

Utility Room

Open to kitchen, spot lighting, space for tumble drier, extractor fan.

Downstairs Cloakroom

Wash hand basin, tiled splash backs, WC, spot lights, laminate flooring.

First Floor Landing

Double glazed window to rear, wood flooring, coving, doors to all first floor accommodation, smoke detector.



Bedroom One
12'6 max x 10' 6 (3.81m max x 3.05m 1.83m)
Double glazed window to rear aspect, fitted wardrobes, wooden flooring, feature fire place.

Bedroom Three
12'6 max x 11'0 (3.81m max x 3.35m)
Double glazed window to front, feature fire place, coving, radiator, wooden flooring.

First Floor WC
Corner wash hand basin, low level WC, tiled splash backs, extractor fan, ceiling spot lighting.

Bathroom
Double glazed window to front aspect, claw foot bath, shower head over, vanity wash hand basin, coving, radiator, laminate flooring, fitted shutters

Second Floor Landing
Velux window, storage cupboards into eaves.

Bedroom Four
9'6 x 9'3 (2.90m x 2.82m)
Double glazed Velux window to front, radiator, smoke detector, spot lighting.

En-Suite
Double shower cubicle, thermo controlled shower, wash hand basin with vanity unit under, tiled splash backs, WC, shaver point, heated towel rail, extractor fan, spot lighting, tiled floor.

Bedroom Two
13'4 x 11'2 (4.06m x 3.40m)
Double glazed window to rear aspect, fitted wardrobes, radiator.

Rear Garden
Laid to lawn with patio area, outside tap and light, gate providing access to parking area and rear access, hard standing providing off street parking and shed, solar panels to the roof and car charging point.

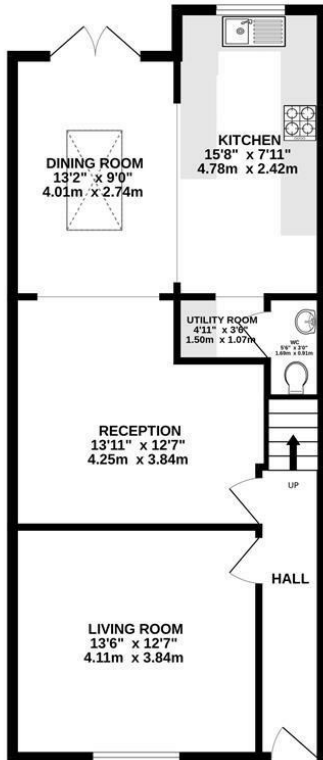
Front Garden
Path leading to the front door, planted areas.



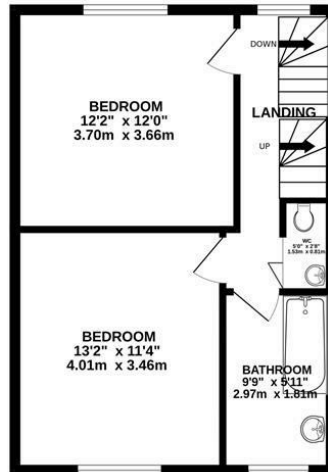
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC

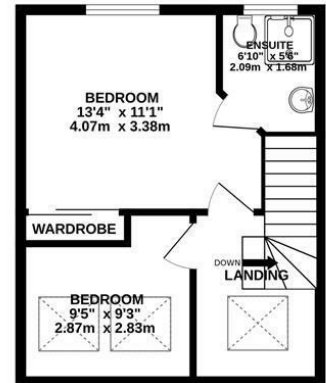
GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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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