



**Burrough Way,  
Bristol, BS36 1LF**

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

## Property Features

- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Kitchen
- Shower Room & Separate w.c.
- Front & Rear Gardens
- Oversized Garage and Off Street Parking
- Close to Local Amenities
- No Onward Chain

## Full Description

### Entrance Hallway

Double glazed window to the front, parquet flooring, radiator, textured ceiling.

### Lounge/Dining Room

24'10 x 20'7 (7.57m x 6.27m)

Double glazed window to the front, two radiators, feature fireplace with gas fire (disconnected), textured ceiling, parquet flooring, stairs rising to the first floor landing, double glazed patio doors to the rear.

### Kitchen

11'10 x 10'7 (3.61m x 3.23m)

Double glazed window to the rear, door to the garage, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, space for washing machine, space for cooker, space for fridge/freezer, textured ceiling, wall mounted boiler, radiator, space for dining table, single drainer sink unit with mixer tap over.

### Landing

Built in airing cupboard with radiator, smoke detector, access to the loft space.

### Bedroom One

12'5 x 11'8 (3.78m x 3.56m)

Double glazed window to the front, radiator, textured ceiling, built in storage cupboard with shelving.

### Bedroom Two

12'5 x 10'7 (3.78m x 3.23m)

Double glazed window to the rear, textured ceiling, built in wardrobes with hanging space and shelving, fitted drawers and dressing table, wall mounted light, radiator.



**Bedroom Three**

8'4 x 8'3 (2.54m x 2.51m)

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

**Wet Room**

Double glazed obscure window to the rear, pedestal wash hand basin, radiator, walk in shower area, part tiled walls, textured ceiling, extractor.

**W.C.**

Double glazed obscure window to the rear, low level w.c.

**Garage**

20'2 x 11'1 (6.15m x 3.38m)

Personal door to the front, up and over door, strip lighting, window to the rear, door to the rear garden, built in storage cupboard.

**Rear Garden**

Enclosed by fencing, laid to lawn, path leading to the rear, planted borders, storage shed.

**Front**

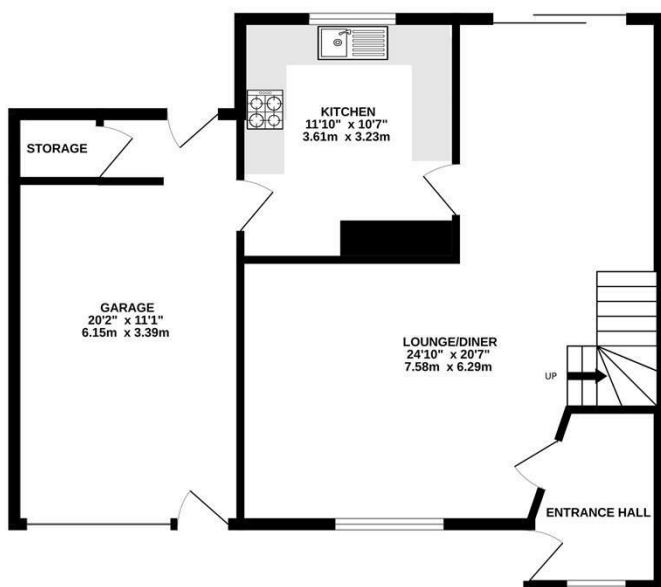
Laid to lawn with planted borders, path leading to the front door, hard standing in front of the garage providing off street parking.



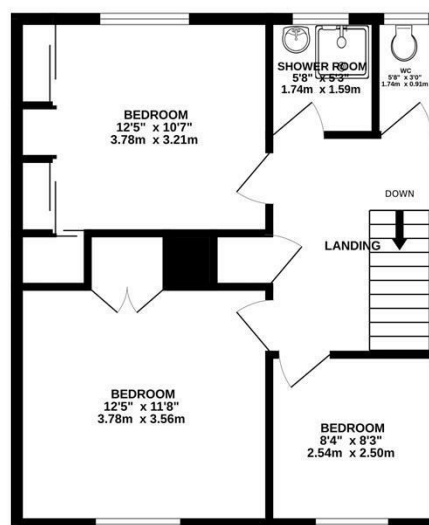
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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.  
Made with Metropix ©2024

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