



**Huckford Road,  
Winterbourne, BS36 1DU**

**PRICE: Asking Price  
£375,000**

## Property Features

- Extended Semi Detached House
- Three Bedrooms
- Lounge
- Dining Room
- Breakfast Room
- Cloakroom
- Front & Rear Gardens
- Garage
- Off Street Parking
- No Onward Chain

## Full Description

### Porch

Tiled flooring, sliding door to the front, door to the hallway.

### Entrance Hall

Stairs rising to the first floor landing, radiator, coved and textured ceiling, smoke detector, telephone point, under stairs storage cupboard, wall mounted thermostat.

### Living Room

13'8 x 12'2 (4.17m x 3.71m)

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

### Kitchen

18'11 x 10'1 (5.77m x 3.07m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit, tiled splash-backs, space for washing machine, space for fridge/freezer, space for cooker, radiator, larder cupboard, door to the lobby.

### Breakfast Area

Radiator, coved and textured ceiling, built in storage cupboard, space for dining table, opening to dining area.

### Dining Area

11'2 x 8'3 (3.40m x 2.51m)

Double glazed patio doors to the side, double glazed window to the rear, coved and textured ceiling, radiator.

### Lobby

Door to the rear garden, door to the garage, radiator.

### Cloakroom

Double glazed obscure window to the rear, low level w.c., wall mounted wash hand basin, radiator, extractor.



### Landing

Double glazed obscure window to the side, textured ceiling, smoke detector, coved and textured ceiling, access to the loft space (with ladder and lighting).

### Bedroom One

14'8 x 8'9 (4.47m x 2.67m)

Double glazed window to the front, radiator, built in wardrobes with hanging space and shelving, textured ceiling.



### Bedroom Two

10'8 x 9'1 (3.25m x 2.77m)

Double glazed window to the rear, built in airing cupboard,

### Bedroom Three

9'11 x 8'3 (3.02m x 2.51m)

Double glazed window to the front, radiator.



### Shower Room

Double glazed obscure window to the rear, built in double shower cubicle with shower over, vanity wash hand basin, low level w.c., fully tiled walls, radiator.



### Rear Garden

Enclosed by fencing, laid to lawn, planted borders, mature trees, tap, paved patio area, door to the lobby.

### Garage

With up and over door, power and lighting, door to the lobby.

### Front Garden

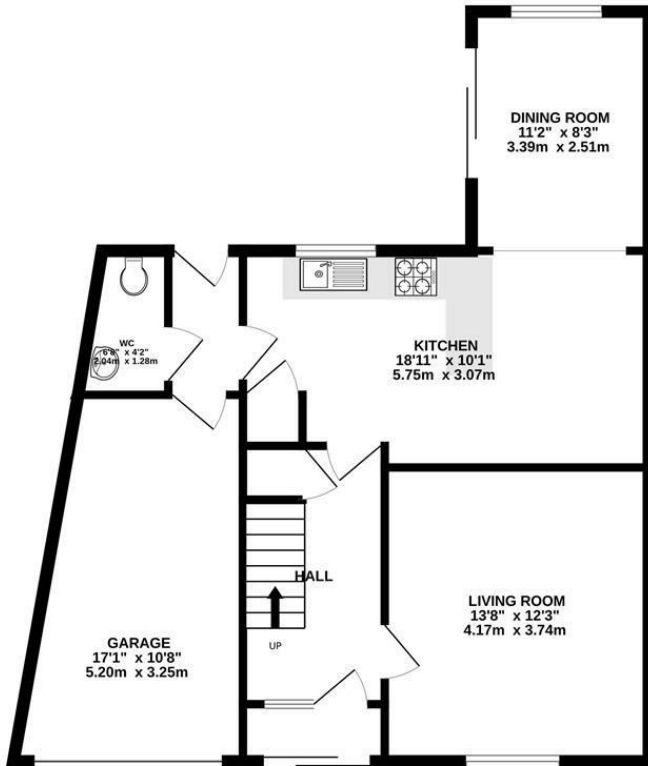
Gated access, imprinted concrete driveway providing off street parking in front of the garage, laid to lawn with planted borders.



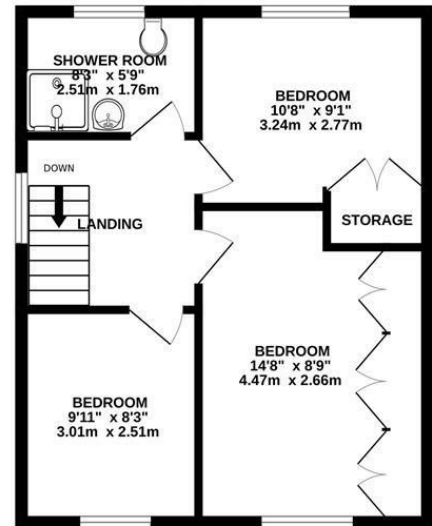
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <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  
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 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 and 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