



**Sallys Way,  
Bristol, BS36 1PU**

**PRICE: Offers Over  
£300,000**

## Property Features

- End of Terrace House
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Cloakroom
- Rear Lobby
- Garage
- Front & Rear Gardens
- Cul-De-Sac Location
- No Onward Chain

## Full Description

### Entrance Hallway

Stairs rising to the first floor landing, textured ceiling, radiator, under stairs storage cupboard.

### Cloakroom

Double glazed obscure window to the front, low level w.c., pedestal wash hand basin, radiator, shelving, laminate flooring.

### Lounge/Dining Room

**21'2 x 10'11 (6.45m x 3.33m)**

Double glazed windows to the front and rear, television point, two radiators, television point, serving hatch, television point, textured ceiling.

### Kitchen

**10'5 x 9'8 (3.18m x 2.95m)**

Double glazed window and door to the rear, serving hatch to the lounge, fitted with a range of wall and base units with roll edge work-surfaces over, display cabinets, tiled splash-backs, space for cooker with extractor over, space for dishwasher, textured ceiling, space for fridge/freezer.

### Lobby

Door to the rear garden, radiator, ceiling spot lighting, double glazed Velux window.

### Landing

Textured ceiling, smoke detector, access to the loft space.

### Bedroom One

**13'9 x 11'2 (4.19m x 3.40m)**

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



### Bedroom Two

10'2 x 9'8 (3.10m x 2.95m)

Double glazed window to the front, radiator.

### Bedroom Three

10'7 x 7'5 (3.23m x 2.26m)

Double glazed window to the front, radiator, built in storage cupboard.

### Shower Room

Double glazed obscure window to the front, low level w.c., pedestal wash hand basin, double built in shower cubicle with shower over, heated towel rail, textured ceiling, part tiled walls.

### Rear Garden

Paved patio area, astro turf area, tap, rear access gate, door to the garage.

### Garage

With up and over door, door to the rear garden.

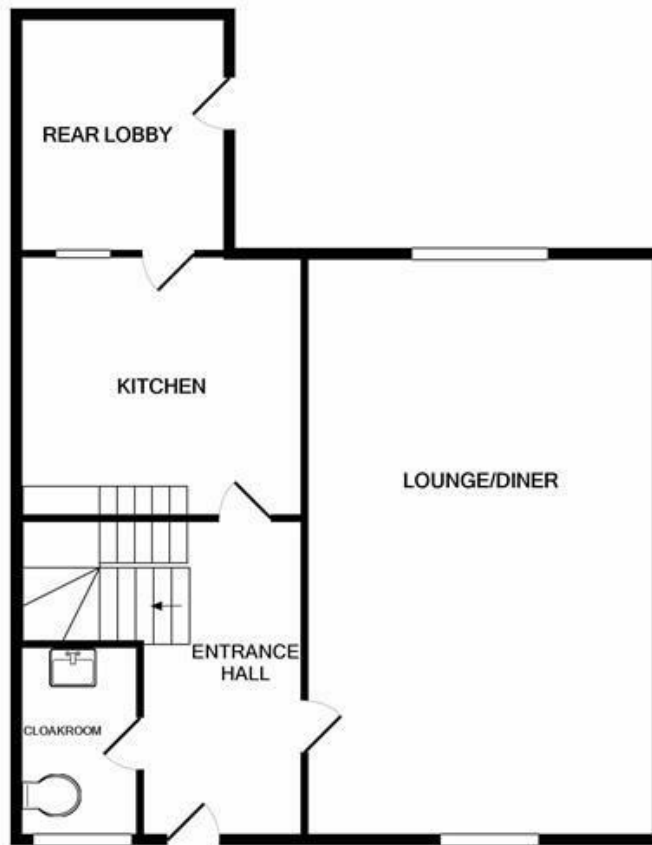
### Front Garden

Path leading to the front door, laid to lawn, gravelled area, enclosed by fencing.

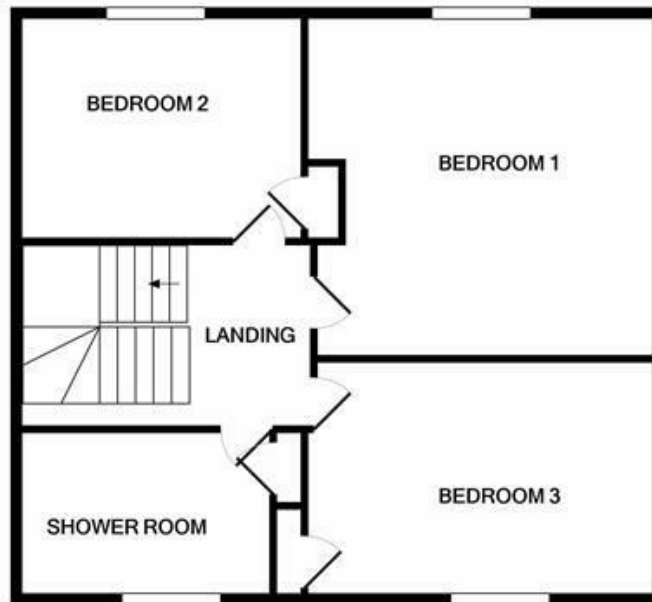


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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