



**Stroud Road,
Bristol, BS34 5EW**

PRICE: £290,000

Property Features

- Terraced Home
- Three Bedrooms
- L - Shaped Kitchen Diner
- Double Garage
- Beautifully Presented
- Double Glazing and Gas Central Heating

Full Description

This delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The living room offers a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

Three of the standout features of this property is the generous garden, L -shaped kitchen / Diner and double garage.

With its prime location, residents will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community.

Entrance Hallway

Composite door to hallway, stairs rising to 1st floor landing and door to.

Living Room

15'8" x 12'1" (4.8 x 3.7)

Double glazed bay window to front, radiator, fitted storage with shelving, wall mounted electric fire.

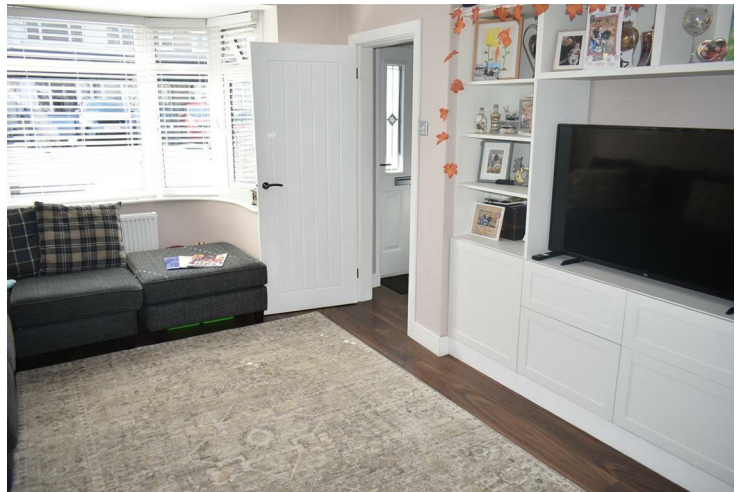
Kitchen / Diner

17'4" max x 15'8" max (5.3 max x 4.8 max)

A range of wall and base units with worksurface over, double integrated oven, electric hob and a one and a half bowl sink with drainer and mixer tap, tiled splashback, spotlights radiator and space for American style fridge freezer. Pantry. Open to:

Dining Area

Double glazed French doors and window to rear garden, spotlights and door to.



Utility Room
5'10" x 5'4" (1.8 x 1.65)
Double glazed window to rear, catflap, wall mounted
Vailiant boiler, space for washing machine and spotlight.

Landing
Access to loft, with ladder and light, over stairs storage
cupboard and doors to.

Master Bedroom
12'5" x 9'6" (3.8 x 2.9)
Double glazed window to front and radiator.

Bedroom 2
9'10" x 9'6" (3.0 x 2.9)
Double glazed window to rear and radiator.

Bedroom 3
7'10" x 6'2" (2.4 x 1.9)
Double glazed window to front and radiator.

Bathroom
Double glazed obscure window to rear, suite comprising
of a panelled bath with mixer tap and mains shower over,
pedestal hand wash basin with mixer tap and low level
WC. Tiled floor heated towel rail fully tiled walls and
extractor fan.

Double Garage
Garage with electric light and up and over door. Privicy
door to garden.

Garden
Enclosed by fencing, patio area, leading to lawn area,
decking and privacy door to garage.

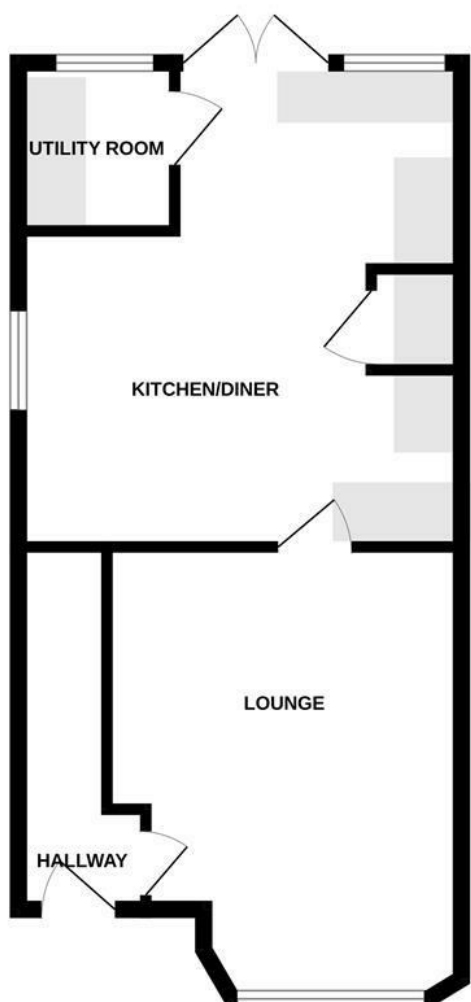
Frontage
Off street parking for two cars.



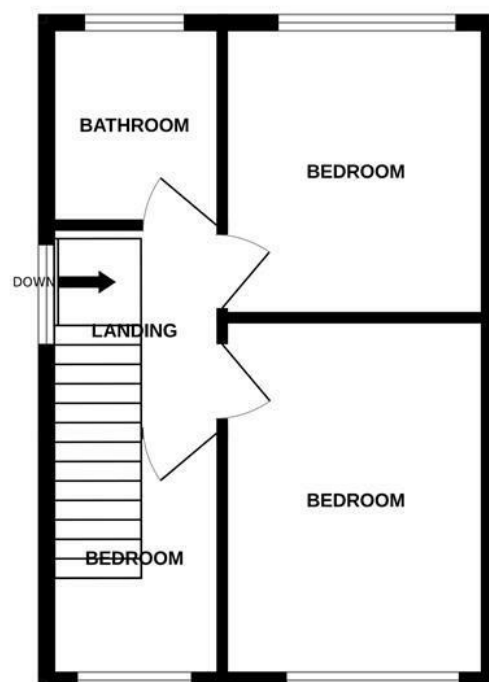
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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