



**Dragon Road,
Winterbourne, BS36 1BL**

**PRICE: Offers In
Excess Of £300,000**

Property Features

- Terraced House
- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Cloakroom
- Front & Rear Gardens
- Popular Location
- Close to Local Schools & Shops
- No Onward Chain

Full Description

Entrance Hall

Stairs rising to the first floor landing, radiator, under stairs storage area, smoke detector, textured ceiling.

Cloakroom

Double glazed obscure window to the front, radiator, low level w.c., wall mounted wash hand basin, textured ceiling.

Living Room

12'6 x 11'5 (3.81m x 3.48m)

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

Kitchen/Dining Room

21'8 x 8'10 (6.60m x 2.69m)

Two double glazed windows to the rear, double glazed door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for washing machine, space for cooker, space for fridge/freezer, stainless steel single drainer sink unit with mixer tap over, radiator.

Landing

Smoke detector, access to the loft space.

Bedroom One

12'6 x 11'6 (3.81m x 3.51m)

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

Bedroom Two

11'6 x 8'10 (3.51m x 2.69m)

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

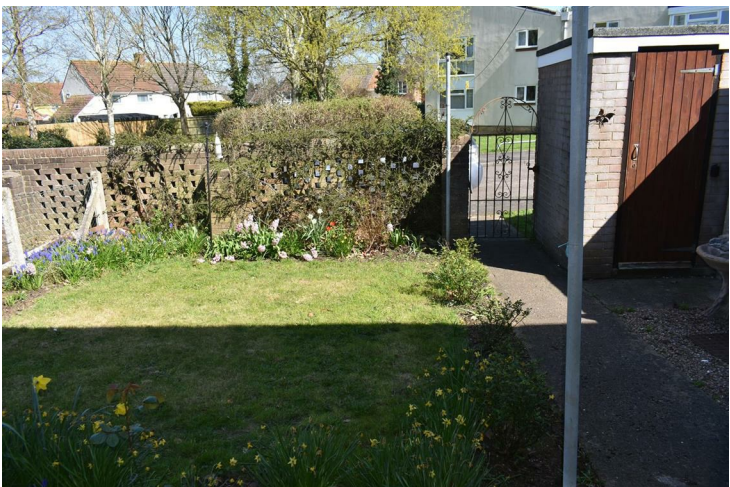



Bedroom Three
9'11 x 8'10 (3.02m x 2.69m)
Double glazed window to the rear, radiator, built in wardrobe with hanging space and shelving.


Shower Room
Double glazed window to then front, low level w.c., walk in shower cubicle with shower over, vanity wash hand basin, built in airing cupboard housing boiler, wall mounted electric heater.

Rear Garden
Enclosed by fencing and walling, lawned area, planted borders, path to the rear gate, storage shed, tap.

Front
Laid to lawn with path leading to the front door.

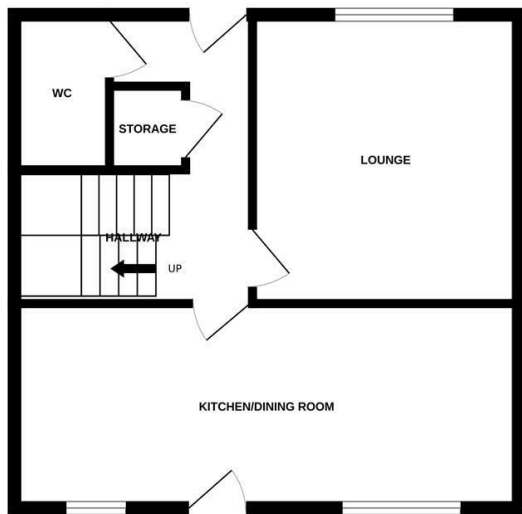


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

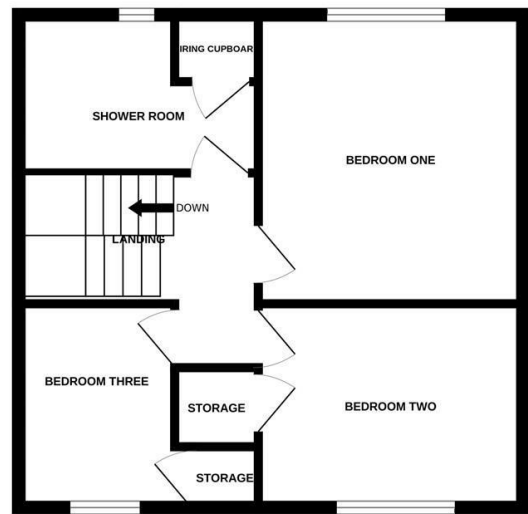
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.
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