



**Green Dragon Road,
Winterbourne, BS36 1HF**

**PRICE: Offers In
Excess Of £350,000**

Property Features

- End Of Terrace Home
- Three Bedrooms
- Two Reception Rooms
- 17' Kitchen
- Utility Room With Shower
- Gas Central Heating
- Garage
- Front & Rear Gardens
- No Onward Chain
- Close to Local Shops and Schools

Full Description

Located in Green Dragon Road in Winterbourne, this end-terrace house with a generous garden, boasts three well-proportioned bedrooms, making it an ideal home for families.

Upon entering, you will find two separate reception rooms that provide ample space for those who need a home with areas with versatility. The extended ground floor enhances the property further providing separate utility room with shower.

The property also features a garage, offering additional storage or parking options, which is a valuable asset.

Located in the friendly community of Winterbourne, you will enjoy easy access to local amenities, schools, and parks, making it a wonderful place to be. This property presents an excellent opportunity for those looking to settle in a welcoming neighbourhood while enjoying the comforts of a well-designed home. Don't miss the chance to make this lovely house your own.

Entrance Porch

Entrance Via obscure UPVC double glazed doors to entrance porch, wooden door with glass inset and matching side panels to

Entrance Hall

Stairs to first floor accommodation, laminate flooring, double radiator, under stairs cupboard, cupboard housing consumer unit, doors to all ground floor accommodation.

Dining Room

13'5 x 11'11 (4.09m x 3.63m)

UPVC double glazed window to front aspect, laminate flooring, double radiator.

Living Room

13'1 x 11'8 (3.99m x 3.56m)

UPVC double glazed window to rear aspect, double radiator.



Kitchen
17'9 x 7'10 (5.41m x 2.39m)
UPVC double glazed windows to side aspect, part glazed door to rear garden, access to loft space, range of fitted wall and base units with laminate work surfaces over, stainless steel sink unit with mixer tap, plumbing for dishwasher, integral oven and hob with cooker hood over, cupboard housing Worcester central heating boiler, door to

Utility/Shower Room
Obscure UPVC double glazed window to rear aspect, plumbing for washing machine, walk in shower cubicle, low level w.c., part tiled walls, extractor fan.

Landing
Obscure UPVC double glazed window to side aspect, access to loft space., doors to all first floor accommodation.

Bedroom One
13'1 x 12'1 (3.99m x 3.68m)
UPVC double glazed window to the rear, radiator, textured ceiling, built in wardrobe.

Bedroom Two
12'1 x 11'11 (3.68m x 3.63m)
UPVC double glazed window to the front, radiator, textured ceiling.

Bedroom Three
12'1 x 11'11 (3.68m x 3.63m)
UPVC double glazed window to the front, textured ceiling, radiator.

Bathroom
UPVC double glazed window to the rear, panelled bath with shower over, pedestal wash hand basin, low level w.c., radiator, textured ceiling, part tiled walls.

Rear Garden
Enclosed by fencing, mainly laid to lawn, decked seating area, gravelled area, side access gate, tap, lighting, hardstanding with two sheds.

Garage
With up and over door.

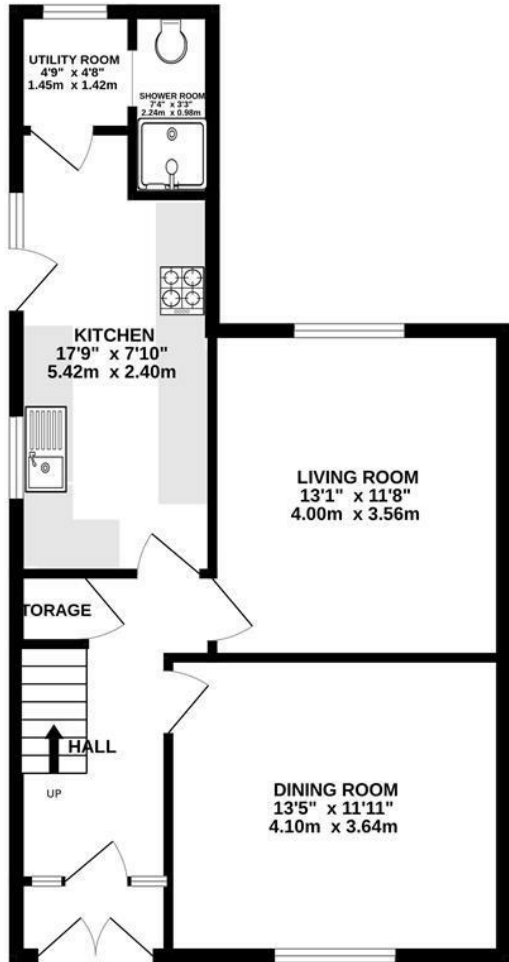
Front
Lawned with path leading to front door, planted area, side access.



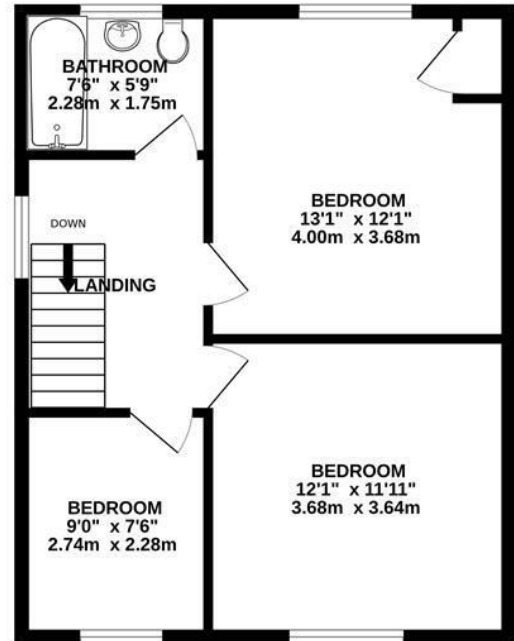
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

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
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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.
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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 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