

**Streamleaze,  
Bristol, BS35 2BP**

**PRICE: Asking Price  
£275,000**

## Property Features

- Three Bedroom
- Semi Detached House
- Two Reception Rooms
- Gas Central Heating
- UPVC Double Glazing
- Walk To The Town
- No Onward Chain
- Enclosed Rear Garden



## Full Description

### Entrance Hall

12'8" x 5'11" (3.88 x 1.82)

Entrance via UPVC double glazed door with obscure UPVC double glazed side panel to entrance hall, stairs to first floor accommodation, laminate floor, double radiator, central heating controls, doors to kitchen and lounge.



### Sitting Room

13'3" x 12'7" (4.04 x 3.84)

UPVC double glazed window to front aspect, double radiator, laminate flooring, coving, door to dining room, recessed fire place with wooden mantle over, door to dining room.



### Kitchen

11'3" x 9'7" (3.43 x 2.93)

UPVC double glazed window to rear aspect, Obscure UPVC double glazed door to rear garden, range of fitted wall and base units with work surfaces over, stainless steel sink unit with mixer tap, electric cooker point, integral cooker with electric hob, built in larder, tiled flooring, coving, tiled splash backs, door to

### Dining Room

10'2" x 8'11" (3.12 x 2.74)

UPVC double glazed french doors to rear garden, laminate flooring, coving, door to sitting room, double radiator.



### Landing

UPVC double glazed window to side aspect, access to loft space, cupboard housing combination boiler, doors to all first floor accommodation.

**Bedroom 1**  
 11'0" x 10'4" (3.36 x 3.16)  
 UPVC double glazed window to front aspect, double radiator, built in wardrobes providing shelving and hanging space.

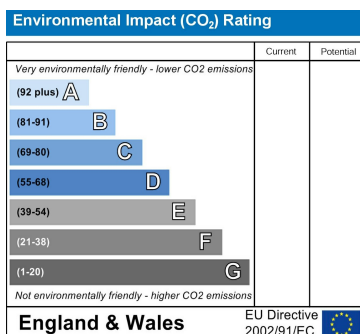
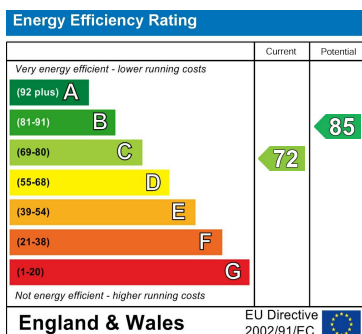
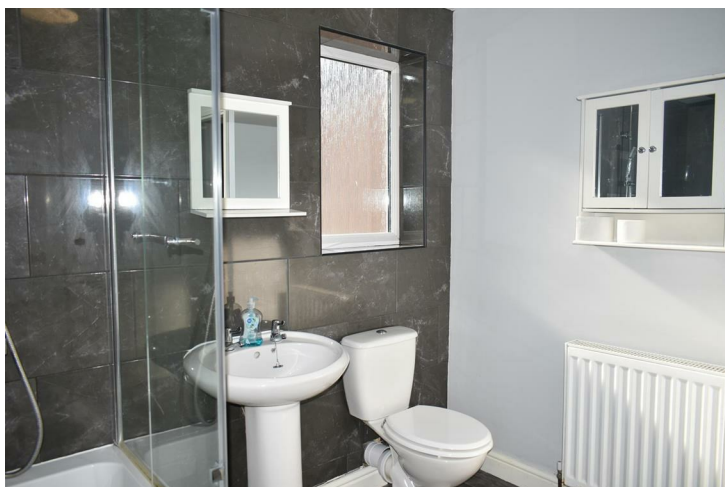
**Bedroom 2**  
 10'11" x 10'3" (3.34 x 3.13)  
 UPVC double glazed window to rear aspect, double radiator, built in double wardrobes providing shelving and hanging space.

**Bedroom 3**  
 8'3" x 8'1" (2.53 x 2.47)  
 UPVC double glazed window to front aspect, double radiator.

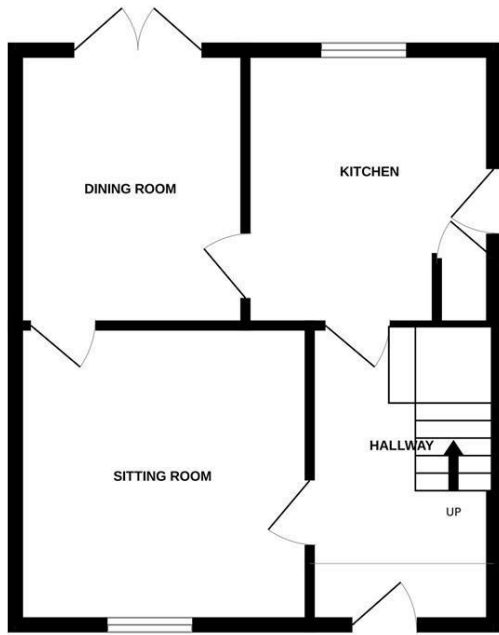
**Bathroom**  
 8'2" x 7'8" (2.50 x 2.35)  
 Obscure UPVC double glazed windows to rear and side aspects, double radiator, part tiled walls, white suite comprising panelled bath with rain shower and adjustable shower, WC, pedestal wash hand basin, extractor fan.

**Front Garden**  
 Laid to lawn, pathway to front door and side gate providing access to rear garden.

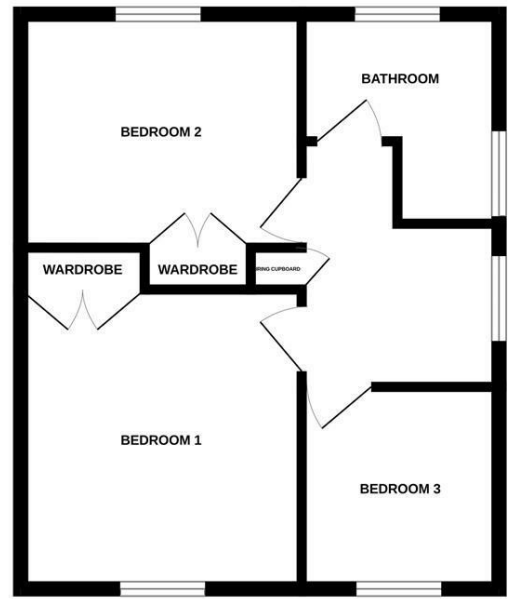
**Rear Garden**  
 Enclosed rear garden, patio seating area, mainly laid to lawn, gate to front garden.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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