



**Church Road,
Bristol, BS36 2BJ**

**PRICE: Offers In
Excess Of £400,000**

Property Features

- Rare Victorian Semi
- Requires Modernisation
- Potential For Extension STPP
- Three Bedrooms
- Two Reception Rooms
- No Chain

Full Description

This delightful semi-detached Victorian house which requires complete modernisation offers a blend of character along with an inviting façade, this property is sure to capture the hearts of those seeking a warm and welcoming home that they can put own stamp on.

The Victorian charm of this home is complemented by its location in Frampton Cotterell, a village known for its community spirit and scenic surroundings. Residents can enjoy local amenities, parks, and excellent transport links to Bristol and beyond, making it an ideal spot for both work and leisure.

In summary, this semi-detached Victorian house on Church Road presents a wonderful opportunity for those looking to settle in a friendly village atmosphere, this property is not to be missed.

Entrance Hall

Wooden door to hallway.

Inner Hall

Double radiator, stairs rising to 1st floor landing, doors to reception rooms.

Living Room

14'10" x 11'10" (4.54 x 3.63)

Double glazed bay window to front, feature fireplace with stunning surround and radiator.

Dining Room

12'10" x 11'10" (3.93 x 3.63)

Double glazed window to rear, fireplace, built-in storage and radiator. Door to



Kitchen
9'0" x 7'11" (2.75 x 2.43)
Double glazed window to side, under stairs storage cupboard, kitchen comprises of an sink with drainer and mixer tap, door to rear lobby, rear lobby with double glazed door to side. Storage cupboard and door to:

Bathroom
9'0" x 7'11" (2.75 x 2.43)
Double glazed obscure window to rear, suite comprising of low-level WC, panelled bath with shower attachment, pedestal hand wash basin, shaver point and radiator.

Landing
Storage cupboard and access to loft. Doors to:

Bedroom One
15'3" x 12'10" (4.66 x 3.93)
Three double glazed sash windows to front, original fireplace, stripped wood floors, radiator, and a wall mounted Worcester combination boiler.


Bedroom Two
12'10" x 9'6" (3.93 x 2.92)
Double glazed window to side, double glazed sash window to rear, storage cupboard and original fireplace and radiator.

Bedroom Three
10'9" x 9'0" (3.28 x 2.75)
Double glazed window to rear and original fireplace.

Rear Garden
Southerly facing garden enclosed by fencing and hedging and side access. Potential to be extended to the side, side access.

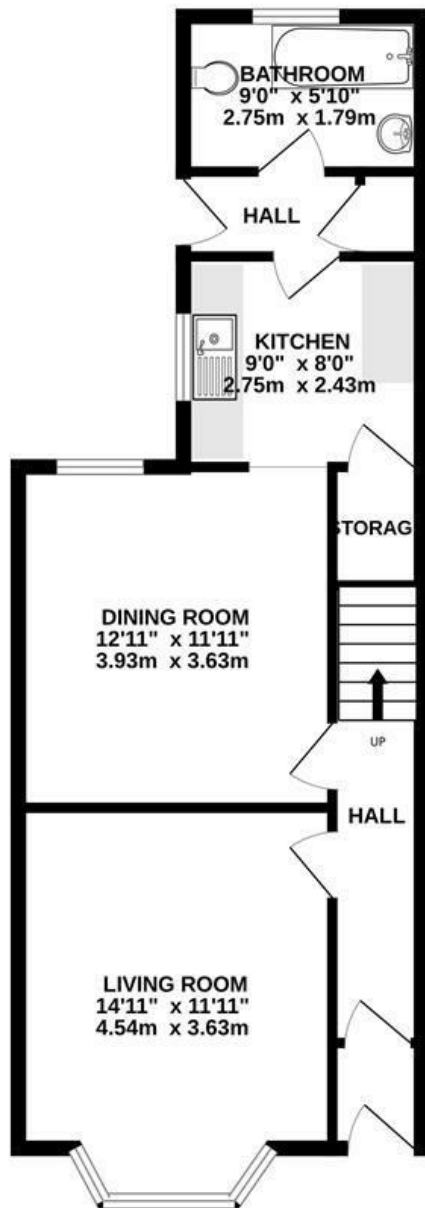
Frontage
Stone wall with hedge, side access and steps to front door.



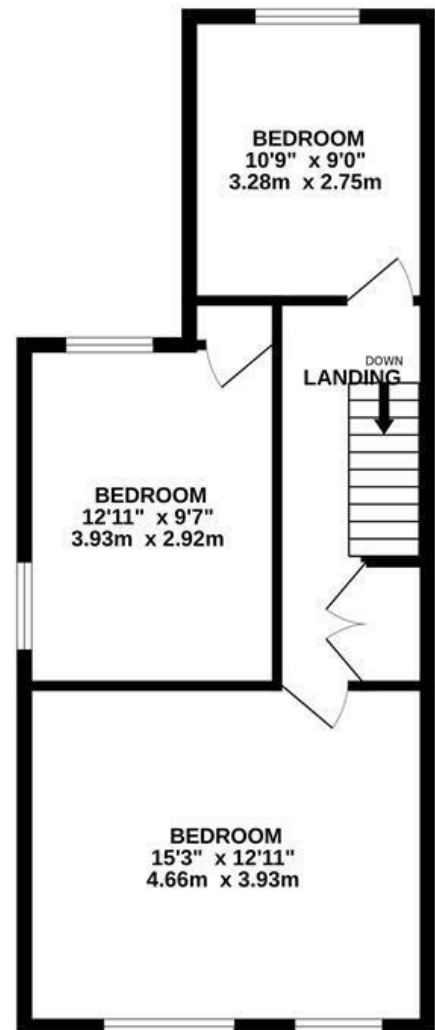
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	
England & Wales		EU Directive 2002/91/EC	

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
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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 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