



**Frampton End Road,  
Bristol, BS36 2JZ**

**PRICE: Asking Price  
£500,000**



## Property Features

- Sought After Location
- 3 Bedrooms
- Bathroom & Cloakroom
- Living Room with Woodburner
- Separate Dining Room
- Garden Room
- Fantastic Views Over Open Fields
- MUST BE VIEWED

## Full Description

Entrance Hall

Cloakroom

Inner Hall

Living Room

12'5" x 10'5" (3.80m x 3.18m)

Dining Room

12'5" x 10'0" (3.80m x 3.05m)

Kitchen

12'5" x 8'0" (3.80 x 2.45)

Garden Room

11'5" x 8'6" (3.49m x 2.60m)

Landing

Bedroom 1

12'5" x 10'5" (3.80m x 3.18m)

Bedroom 2

12'5" x 8'7" (3.80m x 2.62m)

Bedroom 3

8'3" x 7'3" (2.53m x 2.21m)

Bathroom

Gardens



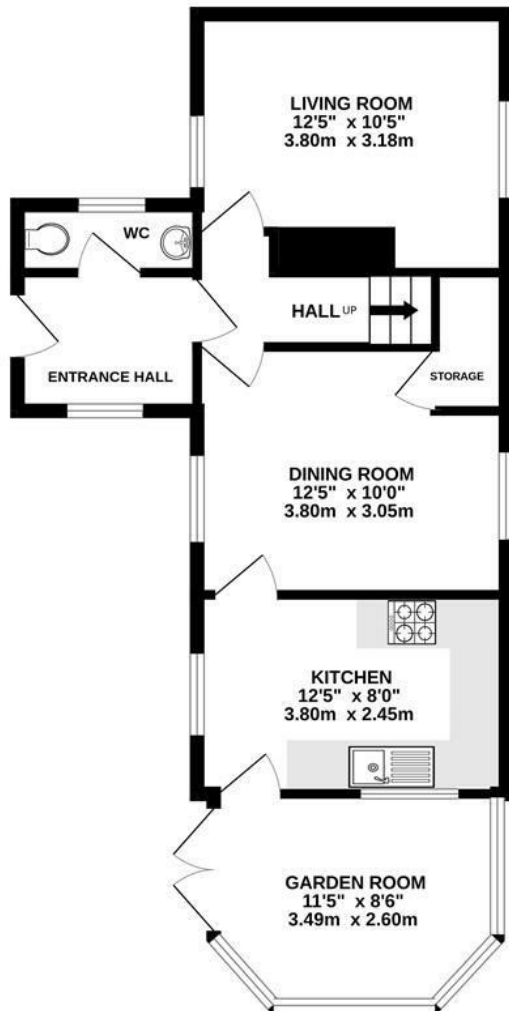


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales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

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