



**Dragon Road,
Bristol, BS36 1BL**

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

Property Features

- Detached House
- Three Bedrooms
- Three Reception Rooms
- Kitchen
- Downstairs Bathroom
- Conservatory
- Large Rear Garden
- Garage and Out Buildings
- Open Views to the Rear
- No Onward Chain

Full Description

Porch

Front porch leading to hallway.

Hallway

Radiator, stairs rising to 1st floor landing. Door to and under stairs storage. Doors to:

Living Room

14'1 x 11'3 (4.29m x 3.43m)

Double glazed window to front, two radiators.

Sitting Room

14'11 x 11'4 (4.55m x 3.45m)

Double glazed window to front, radiator and fireplace with woodburning stove, double glazed window to side and open to:

Dining Room

11'4 x 10'7 (3.45m x 3.23m)

Double glazed French doors to rear garden & radiator.

Inner Lobby

Doors to:

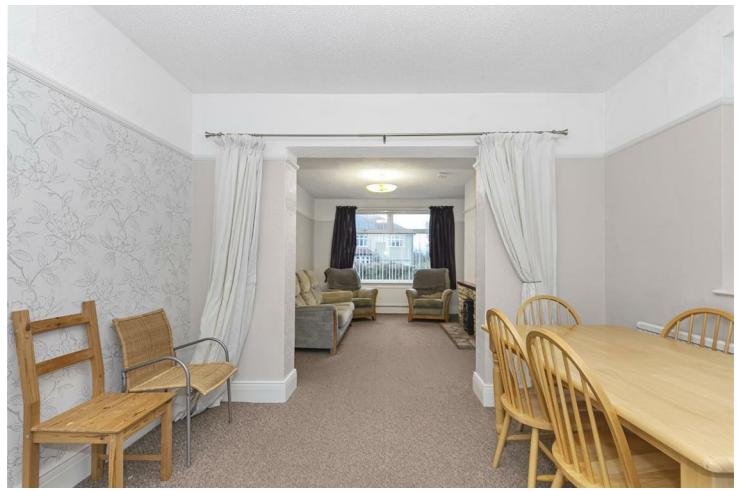
Shower Room

Double glazed obscure window to side, double shower cubicle with electric shower, vanity low level WC and vanity and wash basin with mixer tap. Fully tiled walls, airing cupboard with wall maintained valiant combination boiler.

Kitchen

12'11 x 9'2 (3.94m x 2.79m)

Double glazed obscure door to rear garden, double glazed window to rear, a range of wall and base units with worktop over, space for gas cooker, space for undercounter fridge and space for washing machine. Radiator, part tiled walls and stainless steel one and a half bowl sink and drainer with mixer tap.



Landing
Double glazed window to rear doors to:

Bedroom One
14'1 x 11'4 (4.29m x 3.45m)
Double glazed window to front, double glaze window to rear, a range fitted storage and radiator.

Bedroom Two
14'1 x 11'3 (4.29m x 3.43m)
Double glazed windows to the front and rear, radiator.

Bedroom Three
7'5 x 5'6 (2.26m x 1.68m)
Double glazed window to front, double glazed window to rear and radiator.

Frontage
Good sized front garden set back from the road.
Surround by mature shrubs. off street parking for several cars. Leading to garage.

Garage
Tandem garage with up and over door.

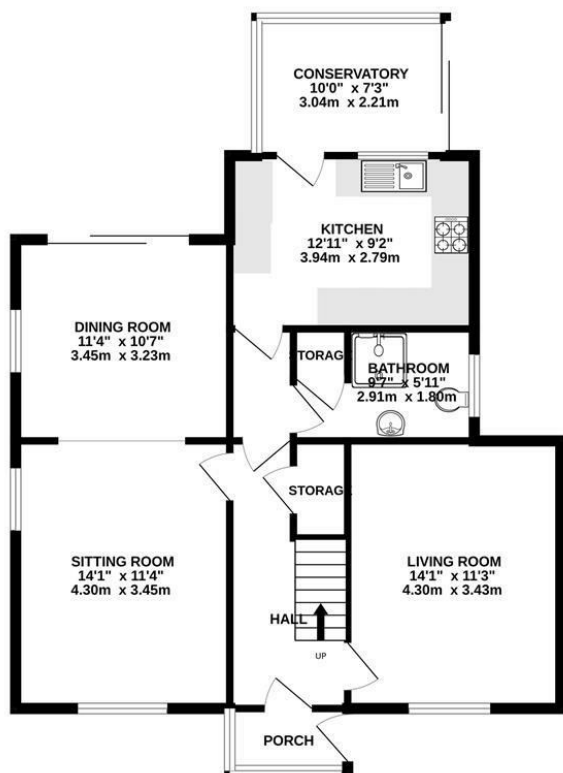
Rear Garden
Enclosed rear garden with mature shrubs, Westerly facing.



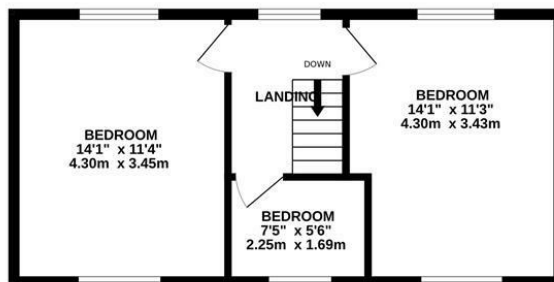
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	
England & Wales		
EU Directive 2002/91/EC		

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
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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