



**Flaxpits Lane,
BRISTOL, BS36 1LA**

**PRICE: Offers In
Excess Of £375,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Conservatory
- Enclosed Rear Garden
- Garage & Off Street Parking
- Close to Local Schools and Shops
- Beautifully Presented Throughout

Full Description

Entrance Hall

Stairs rising to the first floor landing, radiator, dado rail, under stairs storage cupboard.

Lounge/Dining Room

22'9 x 12'7 (6.93m x 3.84m)

Double glazed window to the front, two radiators, feature fireplace with electric fire, double glazed window to the rear, coved ceiling, telephone point.

Kitchen

16'5 x 8'11 (5.00m x 2.72m)

Double glazed windows to the rear and side, fitted with a range of wall and base units with roll-edge work-surfaces over, integrated dishwasher, space for fridge/freezer, built in electric oven and electric hob with extractor over, tiled splash-backs, stainless steel single drainer sink unit with mixer tap over, breakfast bar, radiator, boiler in cupboard, laminate flooring.

Conservatory

12' x 6'2 (3.66m x 1.88m)

Double glazed French doors to the rear, radiator, tiled flooring, space for washing machine.

Landing

Double glazed window to the side, dado rail, access to the loft space (part boarded).

Bedroom One

12'10 x 10'4 (3.91m x 3.15m)

Double glazed window to the front, built in storage cupboard with shelving, radiator.

Bedroom Two

12 x 9'11 (3.66m x 3.02m)

Double glazed window to the rear, radiator.



Bedroom Three
7'11 x 7'9 (2.41m x 2.36m)
Double glazed window to the front, radiator.

Bathroom
Double glazed obscure window to the rear, panelled bath with shower over, pedestal wash hand basin, low level w.c., fully tiled walls, tiled flooring, heated towel rail.

Rear Garden
Enclosed by fencing, block paved patio area, lawned area, lighting, tap, door to the garage.

Garage
With up and over door.

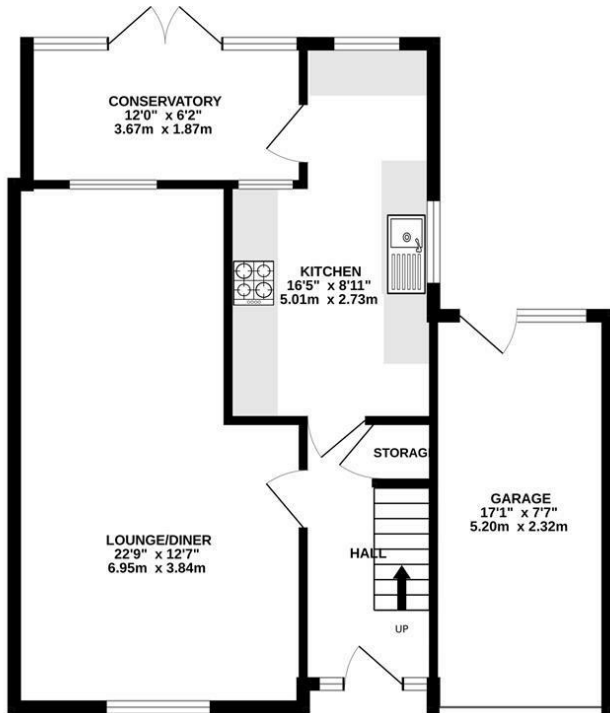
Front
Gravelled and block paved areas providing off street parking.



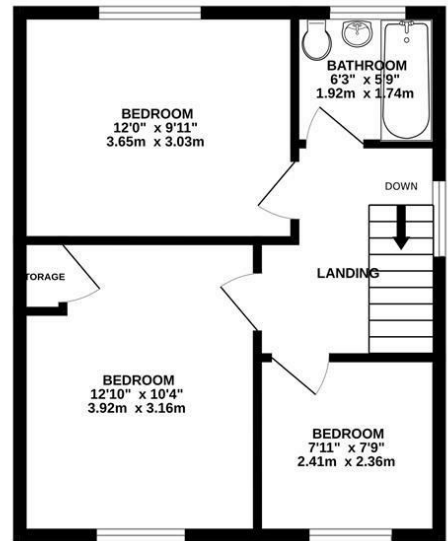
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

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
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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