

**Bradstone Road,
Bristol, BS36 1HQ**

**PRICE: Offers In
Excess Of £350,000**

Property Features

- Terraced House
- Three Bedrooms
- Kitchen/Dining Room
- Cloakroom
- Conservatory
- Good Size Rear Garden
- Off Street Parking
- Brick Built Garden Room
- Close to Local Shops & Schools

Full Description

Porch

Tiled flooring, door to the entrance hallway.

Entrance Hall

Stairs rising to the first floor landing, radiator, double glazed window to the front.

Living Room

18'1 x 9'8 (5.51m x 2.95m)

Double glazed window to the front, double glazed French doors to the rear, radiator, television point, laminate flooring.

Kitchen/Dining Room

18'1 x 10'2 (5.51m x 3.10m)

Double glazed windows to the front and rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for 'Range' style cooker with extractor over, space for 'American' style fridge/freezer, space for dishwasher, space for washing machine, one and a half bowl single drainer sink unit with mixer tap over, radiator, under stairs storage cupboard, ceiling spot lighting.

Cloakroom

Low level w.c., wall mounted wash hand basin, tiled splash backs, extractor, wall mounted boiler.

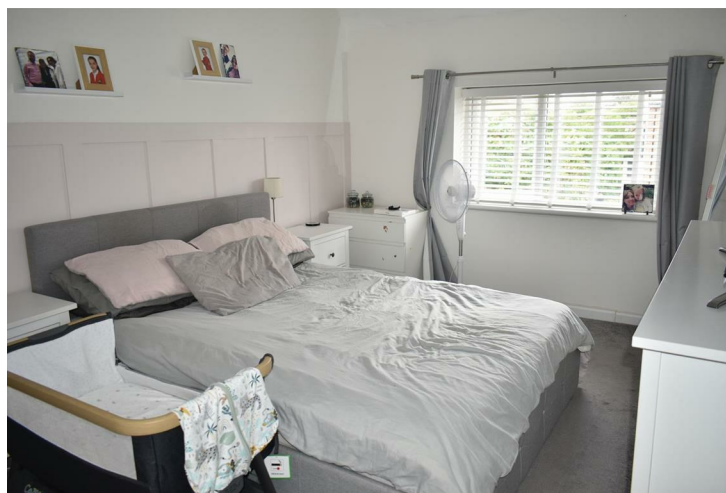
Conservatory

11'10 x 10'10 (3.61m x 3.30m)

Double glazed windows to the side and rear, double glazed French doors to the side, tiled flooring, ceiling light with fan.

Landing

Double glazed window to the rear, built in storage cupboard, access to the loft space (partly boarded with ladder and light).



Bedroom One
13'5 x 10'3 (4.09m x 3.12m)
Double glazed window to the front, built in wardrobe with hanging space and shelving, radiator.

Bedroom Two
10'3 x 8'8 (3.12m x 2.64m)
Double glazed window to the front, built in wardrobe with hanging space and shelving, picture rail, radiator.

Bedroom Three
8'9 x 7'1 (2.67m x 2.16m)
Double glazed window to the rear, radiator.

Bathroom
Double glazed obscure window to the rear, panelled bath with shower over, low level w.c., vanity wash hand basin, part tiled walls, extractor, radiator, shaver point.

Rear Garden
Enclosed by fencing, side access, lawned area, path to the rear, gravelled area, block paved patio, decking area to the rear, door leading to brick built outbuilding with power and water currently used as a garden bar with room for seating and a cloakroom.

Front
Block paved driveway providing off street parking.

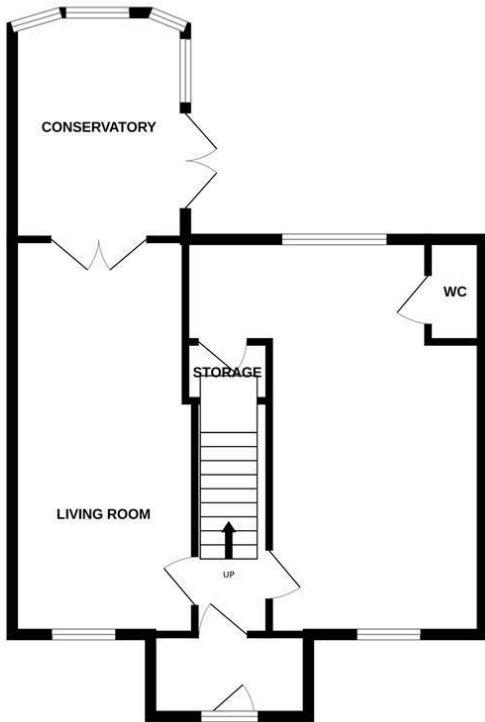


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

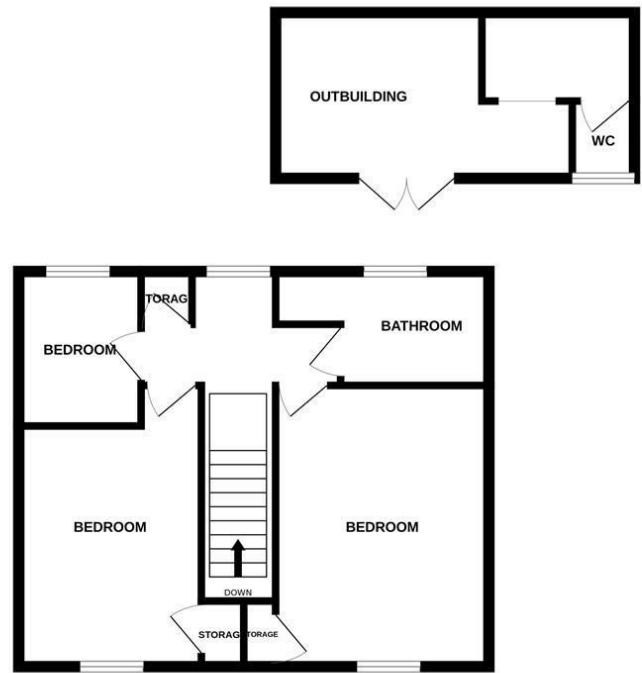
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (120.9 sq.m.) approx.
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