



**Bradstone Road,
Bristol, BS36 1HD**

**PRICE: Offers Over
£325,000**

Property Features

- Terraced Home
- Three Bedrooms
- 19ft Kitchen / Diner
- Beautifully Presented
- Overlooking Green
- Gas Central Heating
- Viewing Advised
- Double Glazing
- No Onward Chain

Full Description

HALLWAY

Double glazed door and window to front, stairs rising to first floor landing, doors to;

LIVING ROOM

13'7" x 12'10" (4.14 x 3.91)

Double glazed window to rear, radiator and laminate flooring.

KITCHEN/DINING ROOM

19'1" x 10'5" (5.82 x 3.18)

Double glazed window to front and French doors to rear garden. A range of wall and base and larder units with work surface over, one and a half bowl sink, integrated dishwasher, oven, hob and extractor, TV point and radiator.

LANDING

Double glazed window to front, access to loft and storage cupboard.

MASTER BEDROOM

12'11" x 11'6" (3.94 x 3.51)

Double glazed window to rear and radiator.

BEDROOM 2

11'1" x 10'4" (3.38 x 3.15)

Double glazed window to rear and radiator.

BEDROOM 3

8'6" x 8'6" (2.59 x 2.59)

Double glazed window to front and radiator.

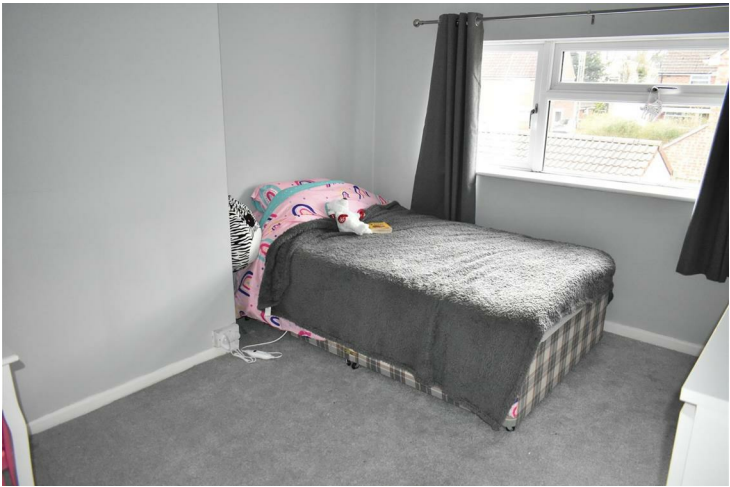
BATHROOM

Double glazed obscure window to front, low level w/c, vanity hand wash basin with mixer, p-shaped bath with mixer and mains shower over. Extractor and spot lights.



REAR GARDEN
Mainly laid to lawn with patio and enclosed by fencing.

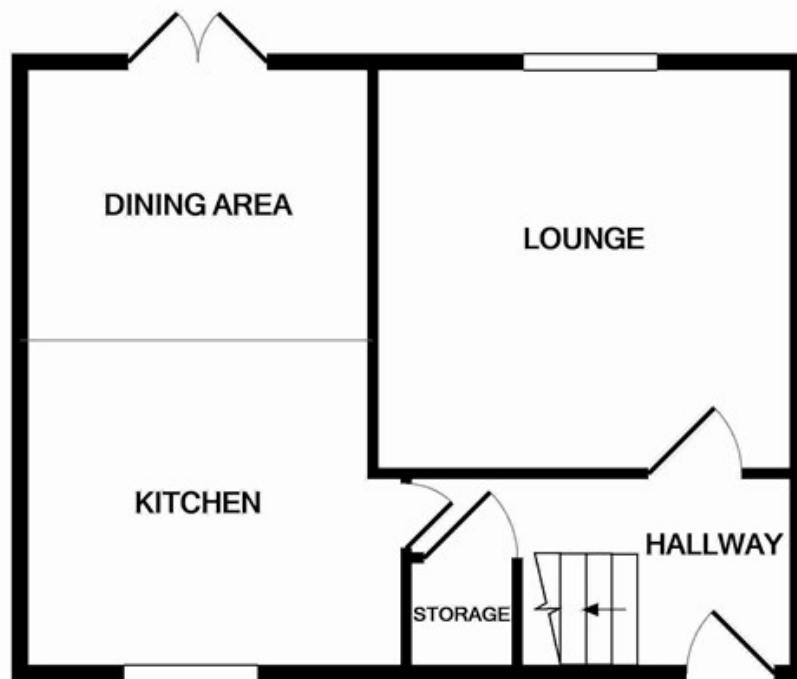
FRONT GARDEN
Laid to chippings with pathway leading to front door.



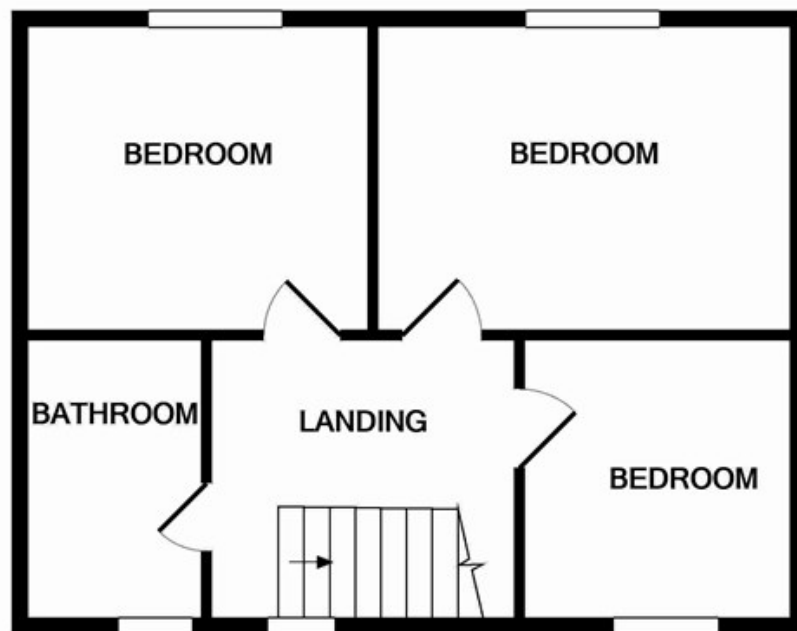
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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