



**Rectory Close,
Bristol, BS37 5SE**

PRICE: £340,000

Property Features

- Three Bedrooms
- Two Reception Rooms
- Beautifully Presented
- Part Converted Garage
- Off Street Parking For Two Cars
- Cul De Sac Location
- Low Maintenance Garden
- Gas Central Heating
- Double Glazing

Full Description

Hallway

Double glazed obscure UPVC door to hallway with radiator and stairs rising to 1st floor landing, door to;

Living Room

14'6" x 13'4" (4.42 x 4.07)

Double glazed window to front, feature fireplace with gas fire, radiator and under stairs storage cupboard. Laminate flooring and Open to;

Dining Room

10'3" x 9'1" (3.14 x 2.77)

Double glazed patio doors to rear garden, radiator and laminate flooring.

Kitchen

10'3" x 8'11" (3.14 x 2.73)

Double glazed obscure door side, double glazed window to rear, a range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer tap, Integrated appliances include washing machine, microwave, oven, fridge, freezer, gas hob and extractor. Tiled splashbacks & spotlights

Landing

Access to loft which it partially boarded and has a light and ladder. Double glazed window to side.

Principle Bedroom

13'4" x 10'4" (4.07 x 3.17)

Double glazed window to front, radiator and laminate flooring.

Bedroom 2

10'4" x 10'3" (3.17 x 3.14)

Double glazed window to rear, radiator and laminate flooring.



Bedroom 3
8'11" x 7'7" (2.74 x 2.33)
Double glazed window to rear, radiator and over stairs storage cupboard and laminate flooring.

Bathroom
8'2" x 7'7" (2.50 x 2.33)
Double glazed obscure window to rear, suite comprising of a panelled bath with mixer tap and mains shower with waterfall attachment over, vanity hand wash basin with mixer tap vanity low level WC. Extractor fan, spotlights, heated towel rail and fully tiled walls. Airing cupboard housing combination boiler by Worcester.

Garden
Enclosed by fencing, gate to side, laid to patio with rear gate to off street parking for two cars and door to part converted garage.

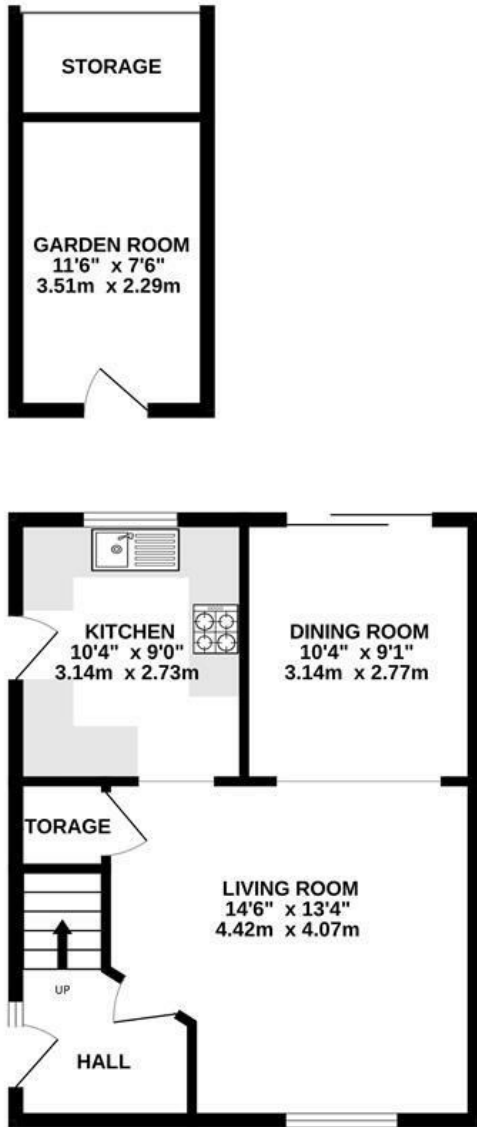
Garage
11'6" x 7'6" (3.51 x 2.29)
Part covered with space for tumble dryer and additional freezer, home office area. Off street parking for two vehicles.



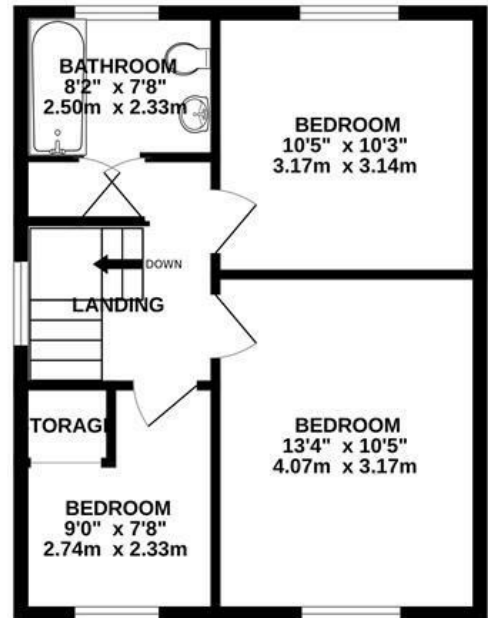
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	79
England & Wales	EU Directive 2002/91/EC	

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
544 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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