



**Badminton Road,
BRISTOL, BS36 2ST**

**PRICE: Offers In
Excess Of £500,000**

Property Features

- Semi Detached Cottage
- Beautiful Rear Extension
- 3 Bedrooms
- Open Plan Kitchen/Family Room
- Dining Area
- Living Room
- Study
- Utility & Cloakroom
- Single Garage
- Secluded South East Facing Garden

Full Description

Entrance Via

Covered entrance porch, UPVC double glazed door with obscure leaded inset to -

Entrance Hall

Laminate floor, doors to all ground floor accommodation.

Study

12'1 x 8'0 (3.68m x 2.44m)

UPVC double glazed leaded window to front aspect, double radiator, spot lighting.

Living Room

24'8 x 11'0 (7.52m x 3.35m)

UPVC double glazed leaded window to front and side aspect, spot lighting, space for potential wood burning stove, 2 double radiators, glazed double doors to -

Family Area

29'11 x 9'11 (9.12m x 3.02m)

Vaulted ceilings with velux windows, laminate flooring, door to integral garage, spot lighting, double radiator, double glazed trifold doors to garden, open plan to -

Kitchen Area

UPVC double glazed window to rear aspect, range of fitted wall and base units with wood work surfaces over, 11/2 bowl stainless steel sink unit, kick board heating run off the central heating system, integral dishwasher, Zaunssi double oven, Neve induction hob with cooker hood over, space for American fridge/freezer, laminate floor, tiled splash backs, door to utility/wc, open plan to -

Dining Area

12'7 x 9'8 (3.84m x 2.95m)

Wooden door leading to stairs to first floor accommodation, double radiator, under stairs cupboard, wall light points.

Utility Room

7'0 x 6'6 (2.13m x 1.98m)

UPVC double glazed window to side aspect, wall and base units with wooden work surfaces over, plumbing for washing machine, space for tumble drier and fridge/freezer, heated towel rail, double doors to



Cloakroom
7'0 x 3'4 (2.13m x 1.02m)
Step up to cloakroom, tiled floor, WC, wash hand basin, tiled splash backs.

Landing
Access to loft space, borrowed light to bathroom, doors to all first floor accommodation.

Bedroom 1
12'7 x 11'5 (3.84m x 3.48m)
Access to loft space, UPVC double glazed window to front aspect, double radiator, wood flooring.

Bedroom 2
12'7 10'9 (3.84m 3.28m)
UPVC double glazed window leaded window to front aspect, double radiator, laminate flooring.

Bedroom 3
12'1 x 9'2 (3.68m x 2.79m)
UPVC double glazed window to rear aspect, double radiator, range of fitted wardrobes with shelving and hanging space.

Bathroom
12'1 x 9'8 (3.68m x 2.95m)
Obscure UPVC double glazed window to rear aspect, extractor fan, tiled splash backs, white suite comprising free standing bath with mixer tap, walk in shower cubicle with rain shower and adjustable shower head, wash hand basin with vanity unit under, heated towel rail, wall mounted mirror with light, heater and built in speaker, window to landing, built in storage cupboard housing central heating boiler.

Front Garden
Laid to shingle driveway providing off street parking for up to 5 cars, established cottage garden with a variety of shrubs. Access to rear garden.

Rear Garden
South East facing, Patio seating area, shingle pathway to gate providing access to front garden, outdoor power socket, water butt, outside tap and light, steps leading to lawn with established shrubs and further patio seating area.

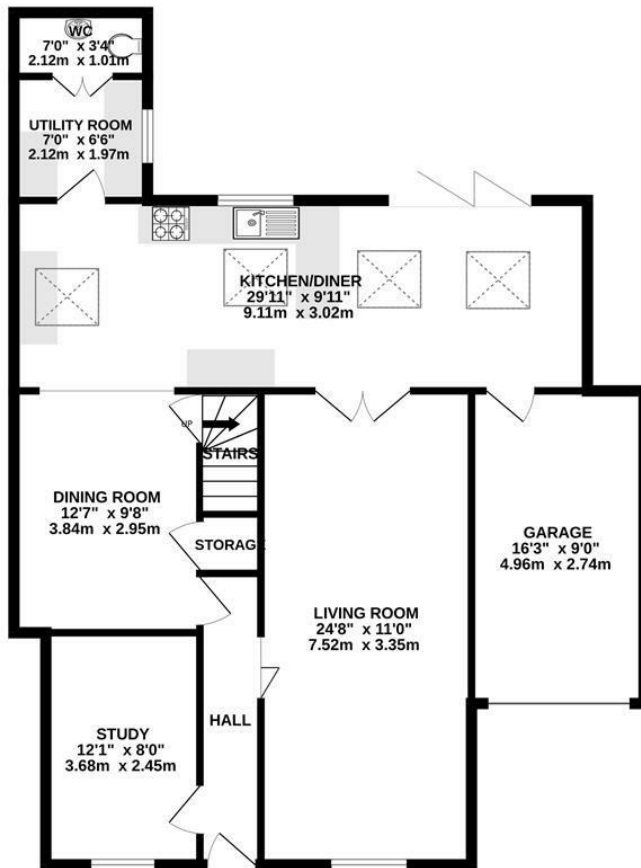
Single Garage
16'3 x 9'0 (4.95m x 2.74m)
Power and light, door to family room, electric roller door.



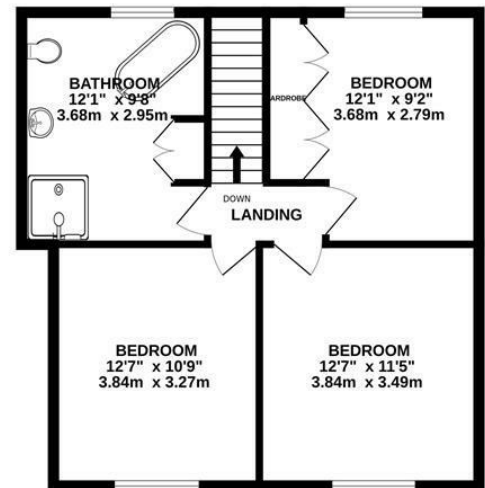
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	77

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
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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 and 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