



**Flaxpits Lane,  
Bristol., BS36 1LB**

**PRICE: Offers Over  
£325,000**



## Property Features

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Front & Rear Gardens
- Garage
- Close to Local Schools & Shops
- No Onward Chain

## Full Description

### Entrance Hall

Double glazed obscure window to the side, stairs rising to the first floor landing, radiator, laminate flooring, under stairs storage cupboard.

### Living Room

12'9" x 12'4" (3.91 x 3.76)

Double glazed window to the front, radiator, feature gas fire, coved ceiling, television point.

### Dining Room

10'5" x 8'9" (3.19 x 2.67)

Double glazed window to the rear, radiator, coved ceiling.

### Kitchen

10'5" x 10'4" (3.19 x 3.16)

Double glazed windows to the side and rear, double glazed door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, built in electric oven and gas hob with extractor over, space for washing machine, space for fridge, tiled flooring.

### Landing

Double glazed obscure window to the side, smoke detector, coved ceiling, access to the loft space.

### Bedroom One

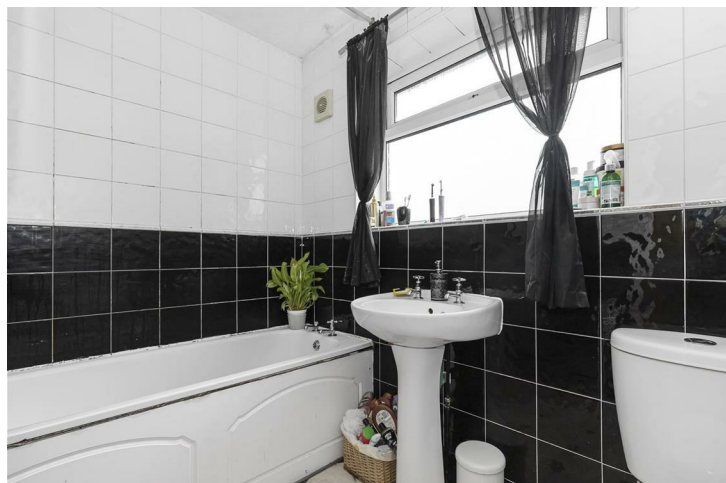
14'7" x 11'2" (4.46 x 3.42)

Double glazed window to the front, radiator, laminate flooring, wall light point, built in wardrobe with hanging space and shelving, overhead storage cupboards, drawers, ceiling spot lighting.

### Bedroom Two

11'2" x 9'11" (3.42 x 3.03)

Double glazed window to the front, radiator, laminate flooring.





Bedroom Three  
8'5" x 7'10" (2.57 x 2.41)  
Double glazed window to the front, radiator, textured ceiling.

Bathroom  
7'10" x 5'8" (2.41 x 1.73 )  
Double glazed obscure window to the rear, panelled bath with shower over, radiator, low level w.c., pedestal wash hand basin, extractor, ceiling spot lighting, radiator, fully tiled walls.


Rear Garden  
Enclosed by fencing, laid to lawn, storage shed, decking area, side access, tap.

Garage  
With up and over door, driveway in front of garage providing off street parking.

Front  
Laid to lawn, planted borders, side access to rear garden, covered entrance porch.

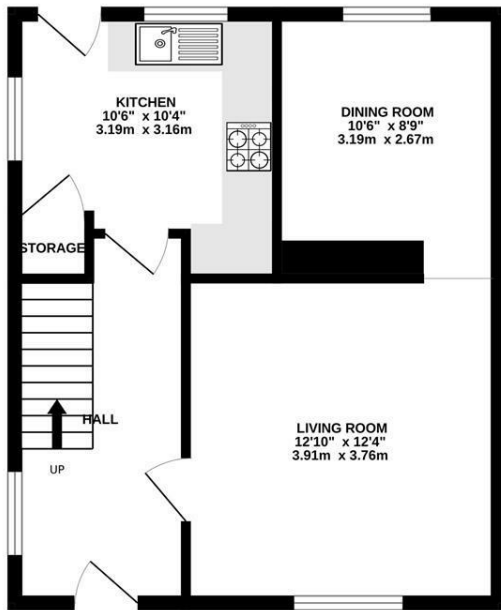


| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

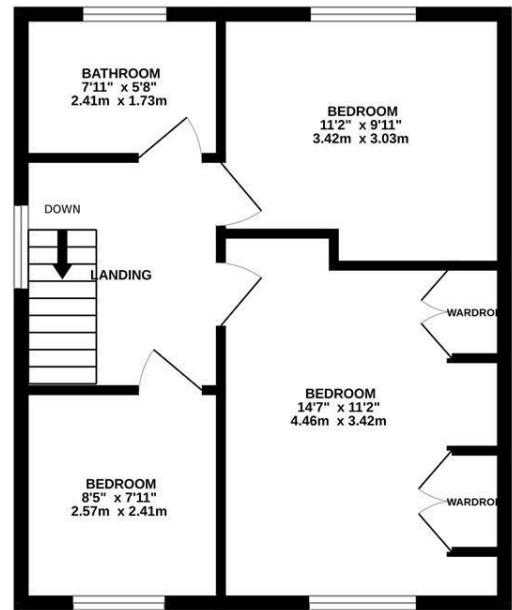
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |   |
| (92 plus) A   |         |   |
| (81-91) B   |         |   |
| (69-80) C   |         |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



GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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