



**Alexandra Road,
Bristol, BS36 2PY**

**PRICE: Asking Price
£585,000**

Property Features

- **Deceptively Spacious Detached House**
- **Four Double Bedrooms**
- **Three Reception Rooms**
- **Cloakroom**
- **Utility Room**
- **Cul De Sac Location**
- **Garage**
- **Off Street Parking for Several Vehicles**
- **Well Presented Throughout**

Full Description

Entrance Hall

Glazed entrance door with three glazed windows to the side, tiled flooring, door to the entrance hall, lighting.

Hall

Stairs rising to the first floor landing, under stairs storage cupboard, laminate flooring, telephone point, radiator, wall light points.

Cloakroom

Low level w.c., vanity wash hand basin, part tiled walls, heated towel rail, extractor.

Living Room

20'1 x 12'7 (6.12m x 3.84m)

Double glazed windows to the front and rear, feature fireplace with gas fire, television point, coved ceiling, laminate flooring, wall light points, two radiators, textured ceiling.

Dining Room

10'10 x 9'10 (3.30m x 3.00m)

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

Kitchen

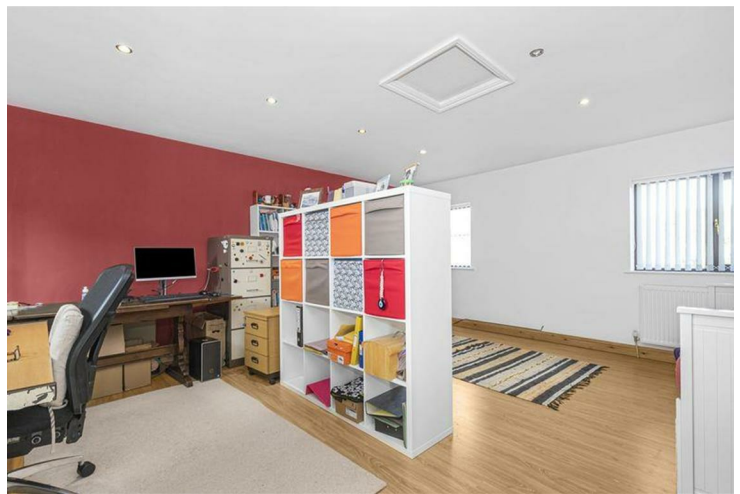
16'11 x 8'7 (5.16m x 2.62m)

Double glazed windows to the side and rear, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, Belfast sink, built in double electric oven and electric hob with extractor over, space for dishwasher, integrated fridge, heated towel rail.

Utility Room

11'10 x 11'4 (3.61m x 3.45m)

Double glazed window to the side, door to the rear garden, wall and base units with roll edge work-surfaces over, single drainer sink unit with mixer tap over, tiled splash-backs, space for washing machine, space for fridge/freezer, space for tumble dryer, combination boiler, radiator.



Family Room
18'11 x 15'8 (5.77m x 4.78m)
Three double glazed windows, laminate flooring, ceiling spot lighting, two radiators, access to the loft space, telephone point.

Landing
Access to the loft space, airing cupboard.

Bedroom One
13'9 x 10'10 (4.19m x 3.30m)
Double glazed window with shutters, radiator, laminate flooring, textured ceiling.

En-Suite Shower Room
Double glazed obscure window, vanity wash hand basin, low level w.c., shower cubicle with shower over, part tiled walls, heated towel rail.

Bedroom Two
13'9 x 10'10 (4.19m x 3.30m)
Double glazed window to the rear with shutters, radiator.

Bedroom Three
12'7 x 9'3 (3.84m x 2.82m)
Double glazed window to the front, radiator, textured ceiling.

Bedroom Four
12'7 x 10'10 (3.84m x 3.30m)
Double glazed window to the rear with shutters, radiator, textured ceiling.

Bathroom
Two double glazed obscure windows to the front and side, free standing bath, walk in double shower cubicle, vanity wash hand basin, low level w.c., part tiled walls, part tiled walls, radiator.

Garage & Parking
Garage with up and over door, power and lighting, personal door to the rear and parking for approximately four cars.

Front Garden
Walls to sides and rear, block paved providing off street parking, planted borders, lighting.

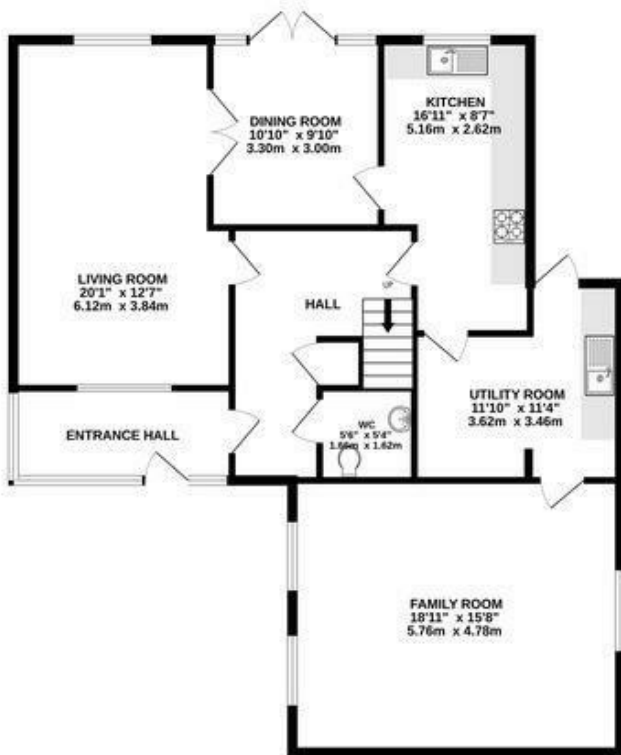
Side & Rear Gardens
Fences to side and rear, lawned area, paved patio area, planted borders, mature trees and shrubs, side access gate, tap, lighting, planted borders.



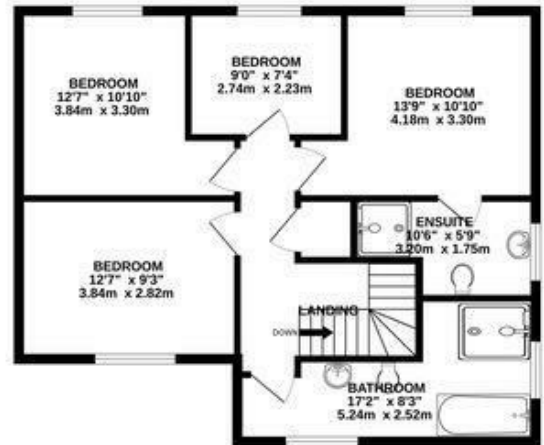
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	

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
1110 sq.ft. (103.2 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1790 sq.ft. (166.3 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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