



**Down Road,
BRISTOL, BS36 1BN**

**PRICE: Offers Over
£425,000**

Property Features

- Large Semi Detached Home
- Three Bedrooms
- Secluded Location
- Garage & Parking
- Excellent Condition Throughout
- Kitchen/Diner



Full Description

Entrance Hallway

Composite door to hallway with radiator and doors to;

Cloak Room

Double glazed obscure window to front, suite comprising of a corner hand wash basin with mixer tap and splashback low level WC and radiator.

Hallway

Inner hallway, double glazed window to rear, two radiators and doors to;

Kitchen/Diner

Double glazed window and door to rear garden, double glazed bay window to front, kitchen comprises of a range of wall and base units with work surface over, integrated oven, integrated hob, integrated dishwasher and integrated wine fridge. Under cabinet lights, splashback, space for American style fridge freezer, towel radiator and larder cupboard and pull-out larder cupboard.

Living Room

Double glazed window to front, two radiators, double glazed French doors to rear garden and woodburning stove.

Landing

Double glazed window to rear, door to storage cupboard and door to boiler cupboard housing a wall mounted Valiant boiler, access to loft to which has a light, ladder and it is part boarded.

Principle Bedroom

Double glazed window to front and rear and two radiators.

Bedroom 2

Double glazed window to rear and radiator.



Bedroom 3
Double glazed window to front and radiator.

Bathroom
Suite comprising of a panelled bath with mixer tap, Mira sport electric shower, pedestal hand wash basin with mixer tap, low level WC, heated towel rail, double glazed obscure window to front, extractor fan and part tiled walls.

Garden
Enclosed by walling and hedging, mainly laid to gravel and patio. Privacy door to garage, storage shed mature shrubs.

Garage
With up and over door light and power.

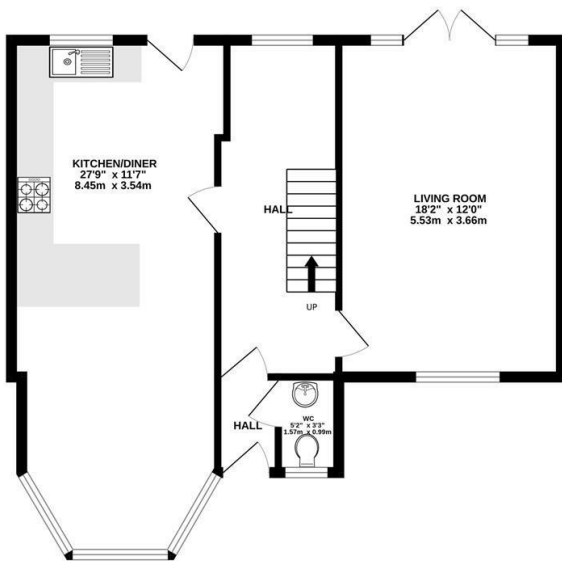
Frontage
Block paved driveway with parking for two cars, garden area mainly laid to gravel and block paving with mature shrubs and planting. Pathway leading to front door.



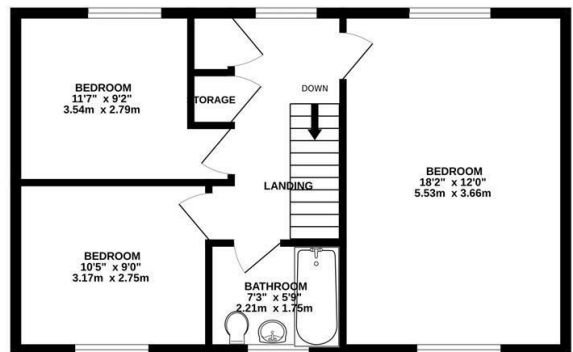
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

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
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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