



**Footes Lane,
Bristol, BS36 2JQ**

**PRICE: Asking Price
£339,950**

Property Features

- End Of Terrace House
- Two Reception Rooms
- Three Bedrooms
- Modern Fitted Kitchen
- Good Size Rear Garden
- Sunroom
- Garage & Carport
- Immaculately Presented Throughout
- Popular Location

Full Description

Entrance Hall

Stairs rising to the first floor landing, radiator, textured ceiling.

Living Room

13'11 x 11'7 (4.24m x 3.53m)

Double glazed window to the front, feature fireplace, television point, coved and textured ceiling, radiator.

Dining Room

9 x 8'9 (2.74m x 2.67m)

Double doors leading to the sun room, radiator, coved and textured ceiling, smoke detector.

Conservatory/Sun Room

8'4 x 6'8 (2.54m x 2.03m)

Double glazed patio doors to the rear garden, wall light point.

Kitchen

15'5 x 7'11 (4.70m x 2.41m)

Double glazed window and door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, display cabinets, integrated dishwasher, space for washing machine, one and a half bowl single drainer sink unit with mixer tap over, built in electric oven and gas hob with extractor over, tiled splash-backs, boiler in cupboard, textured ceiling, lvt flooring.

Landing

Access to the loft space (partially boarded), textured ceiling, smoke detector.

Bedroom One

11'7 x 9'10 (3.53m x 3.00m)

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



Bedroom Two
9'10 x 8'9 (3.00m x 2.67m)
Double glazed window to the rear, coved ceiling, radiator.

Bedroom Three
7'5 x 7'1 (2.26m x 2.16m)
Double glazed window to the front, textured ceiling, radiator.

Bathroom
Double glazed obscure window to the rear, panelled bath with shower over, extractor, low level w.c., vanity wash hand basin, part tiled walls, heated towel rail., tiled flooring.


Rear Garden
Enclosed by fencing, side access gate, rear access gate leading to the carport potting shed and garage, paved patio area, lawned area, planted borders, tap, pathway leading to the rear, shed, outside power point.


Front Garden
Steps leading to the front door, planted areas, gated access, lighting, side access to rear garden.

Carport
Providing sheltered parking for one vehicle.

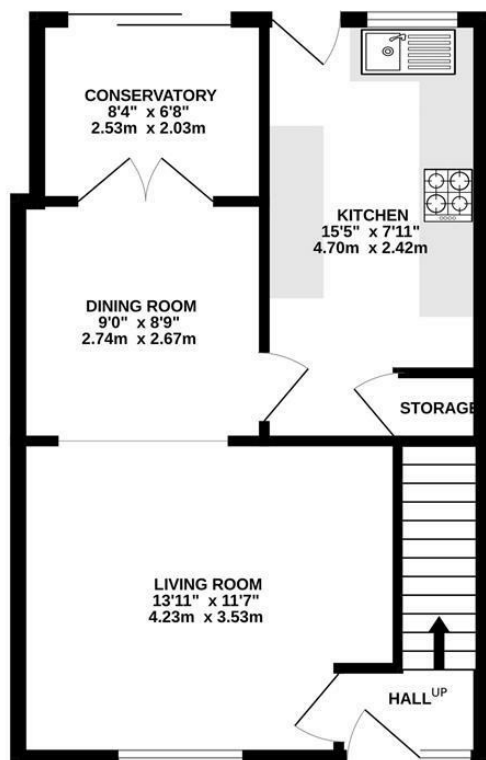
Garage
Single garage with up and over door, power and lighting, security lighting.



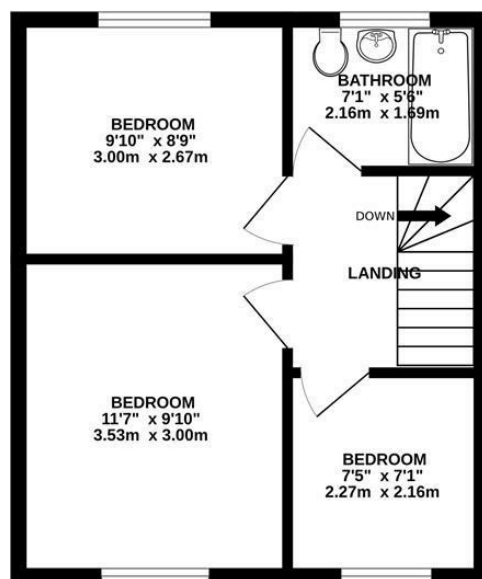
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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 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