



**Heath Gardens,
Coalpit Heath, BS36 2TQ**

**PRICE: Offers In
Excess Of £360,000**

Property Features

- Two Bedrooms
- Semi-Detached Bungalow
- Lounge/Dining Room
- Fitted Kitchen
- Gas Central Heating New Boiler 2024
- Garage & Driveway
- Shower Room

Full Description

Description

Situated in Heath Gardens, Coalpit Heath, this lovely semi-detached bungalow offers, two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat.

To the rear of the property you will find an extended lounge/dining room, providing a spacious and inviting area for relaxation with an electric Velux skylight and French doors on to the garden this is a lovely reception space to enjoy the view over the garden.

The bungalow is equipped with a modern shower room, a new gas central heating boiler installed in 2024 and double glazing making this bungalow nice and snug over the cold days.

Outside, the property boasts a well-maintained garden, offering a lovely outdoor space. The driveway accommodates three to four cars, providing ample parking for residents and guests alike. Additionally, a garage adds further convenience with an additional workshop area.

With its appealing features and prime location, this property is a must-see for anyone looking to settle in Coalpit Heath.

Entrance Hall

Entrance via UPVC door with obscure glazed insets to entrance hall, laminate flooring, radiator, spot lighting, access to loft, built in storage cupboards with radiator, doors to all accommodation.



Kitchen
12'10 x 10'8 (3.91m x 3.25m)
UPVC double glazed windows to rear and side aspects, UPVC part double glazed door to conservatory, range of fitted wall and base units with laminate work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, integral Neff double oven and AEG electric hob with cooker hood over, space for large fridge/freezer, spot lighting.

Conservatory
10'4 x 6'0 (3.15m x 1.83m)
UPVC double glazed windows to three sides, French doors to rear garden, radiator, tiled floor, wall light points.

Lounge/Dining Room
Double glazed windows and French doors to rear garden, electric Velux window, spot lighting, 2 radiators, TV point.

Bedroom 1
12'5 11'2 (3.78m 3.40m)
UPVC double glazed window to front aspect, radiator, TV point.

Bedroom 2
10'5 x 9'6 (3.18m x 2.90m)
UPVC double glazed window to front aspect, radiator.

Shower Room
7'1 x 6'8 (2.16m x 2.03m)
Obscure UPVC double glazed window to side aspect, spot lighting, walk in shower cubicle with Mira shower, wash hand basin with vanity unit under, WC, fully tiled, radiator, recessed shelving area.

Rear Garden
Laid to patio area with gate providing access to garage and driveway, steps to raised lawn area with further patio seating area, established shrub borders, hardstanding with greenhouse.

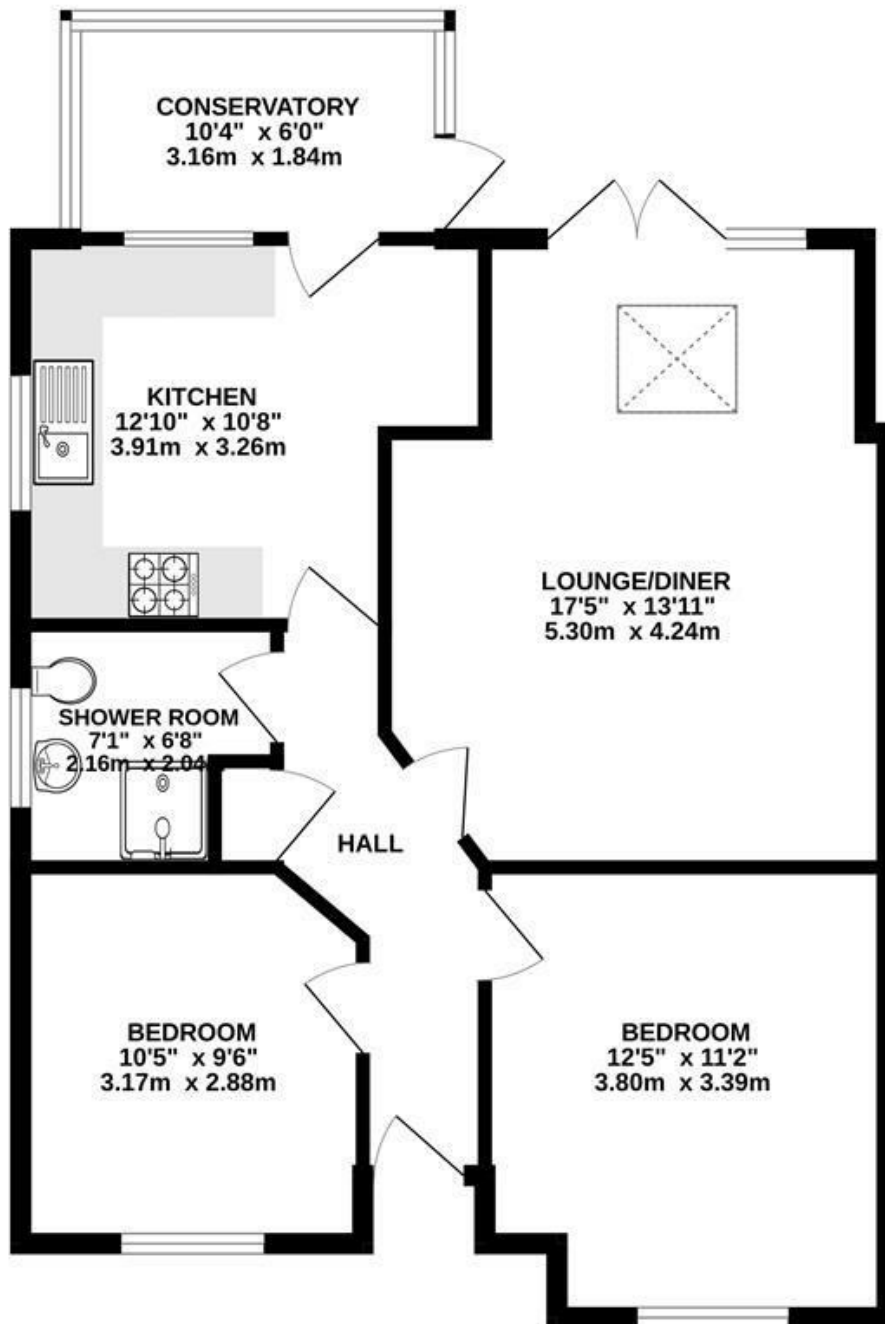
Front Garden
Laid to patio area and driveway providing off street parking for several cars.



| 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 | 79 |
| 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
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.5 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