



**Holmwood Close,
Bristol, BS36 1JZ**

**PRICE: Offers Over
£275,000**

Property Features

- Terraced Home
- Three Bedrooms
- Lounge/Diner
- Cul de sac Location
- Close to local Amenities
- Winterbourn Academy Catchment
- Garage & Parking

Full Description

Hallway

Double glazed obscure French doors to; inner porch.
Double glazed obscured door to hallway, stairs rising to 1st floor landing, under stairs storage cupboard, radiator and doors to;

Kitchen

17'7" x 8'10" (5.38 x 2.71)

A range of wall and base units with work surface over, one and a half bowl sink with mixer tap and drainer. Space for American style fridge freezer, space for washing machine, space for under counter fridge, integrated double oven with electric hob. Splashback and double glazed window to rear. Open to rear lobby;

Rear Lobby

Wall mounted boiler, space for fridge and door to garden.

Lounge

11'4" x 10'9" (3.47 x 3.29)

Double glazed window to front, gas fireplace and radiator and open to;

Dining Area

11'4" x 9'10" (3.46 x 3.0)

Archway to;

Sun Room

8'8" x 5'2" (2.65 x 1.6)

Radiator and double glazed patio door to rear garden.

Landing

Access to loft and doors to;

Bedroom 1

12'5" x 10'2" (3.8 x 3.1)

Double glazed window to rear, radiator and storage cupboard.



Bedroom 2
11'9" x 11'9" (3.6 x 3.6)
Double glazed window to front and radiator.

Bedroom 3
9'5" x 7'2" (2.89 x 2.2)
Double glazed window to front and radiator.

Bathroom
Double glazed of window to rear, suite comprising of low-level WC, vanity hand wash basin with mixer tap, panelled bath with mixer tap and electric shower over, heated towel rail, tiled and heated floor.

Rear Garden
Garden mainly laid to artificial grass and patio and rear gate

Garage
Part converted garage with privacy door to garden, power and light.

Frontage
Parking for two cars, 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		

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		

A floor plan of a house with the following rooms and features:

- SUN ROOM**: Located at the top left.
- LOBBY**: Located at the top right, adjacent to the Sun Room.
- DINING AREA**: A large central room.
- KITCHEN**: Located to the right of the Dining Area, featuring a grey vertical bar representing a counter or island.
- CUPBOARD**: A small room or storage area located below the Kitchen.
- LIVING ROOM**: A large room at the bottom left, featuring a fireplace on the left wall.
- ENTRANCE HALL**: Located at the bottom right, containing a coat closet.
- PORCH**: A small outdoor area at the bottom right, accessible from the Entrance Hall.

The plan includes various architectural details such as doors, windows, a fireplace, and a coat closet.

This floor plan shows a 3-bedroom house. The layout includes three bedrooms, one bathroom, a landing, and a staircase. The bedrooms are located on the left and right sides of the plan. The bathroom is situated at the top right. The landing is in the center-right, with a staircase leading down. The kitchen area is on the left, featuring a tiled splashback and a tiled cupboard. The plan also shows a front door and a rear door.

Rooms and Features:

- Bedroom:** Three bedrooms are shown, each with a bed.
- Bathroom:** One bathroom is located at the top right.
- Landing:** A central landing area with a staircase leading down.
- Kitchen:** Located on the left, featuring a tiled splashback and a tiled cupboard.
- Stairs:** A staircase leading down from the landing.
- Doors:** A front door and a rear door are shown.

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.