



**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.

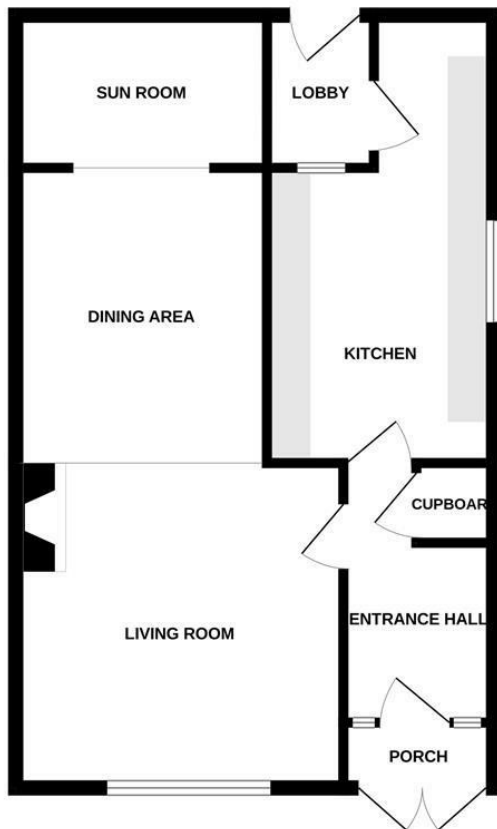
Frontage
Parking for two cars, pathway leading to front door.



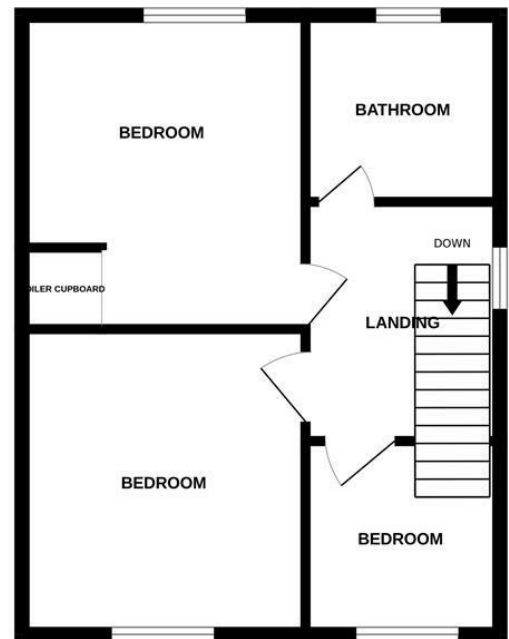
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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