



**Buckthorn Court,
Bristol, BS37 7DG**

**PRICE: Asking Price
£274,000**

Property Features

- Terraced House
- Two Double Bedrooms
- Living Room
- Modern Kitchen/Dining Room
- Cloakroom
- Bathroom
- Enclosed Rear Garden
- Two Off Street Parking Spaces
- Popular Location
- Beautifully Presented

Full Description

Entrance Hall

Radiator, wall mounted fuse box, laminate flooring.

Cloakroom

Low level w.c., radiator, pedestal wash hand basin.

Living Room

14'5 x 13'2 (4.39m x 4.01m)

Double glazed window to the front, laminate flooring, television point, two radiators, stairs rising to the first floor landing, smoke detector.

Kitchen/Dining Room

14'5 x 9'3 (4.39m x 2.82m)

Double glazed window to the rear, double glazed French doors to the rear garden, fitted with a range of wall and base units with roll edge work-surfaces, stainless steel single drainer sink unit with mixer tap over, wall mounted boiler in cupboard, integrated fridge/freezer, integrated dishwasher, built in electric oven and electric hob with extractor over, radiator, space for dining table, under stairs storage cupboard.

Landing

Bedroom One

11'1 x 11'1 (3.38m x 3.38m)

Double glazed window to the front, radiator, built in walk in wardrobe, television point, access to the loft space.

Bedroom Two

11'5 x 8 (3.48m x 2.44m)

Double glazed window to the rear, radiator.

Bathroom

Double glazed obscure window to the rear, panelled bath with shower over, low level w.c., pedestal wash hand basin, tiled splash-backs, shaver point.



Rear Garden
Raised paved patio area, lawned area, path to the rear access gate.

Front
Block paved area providing off street parking for two cars.

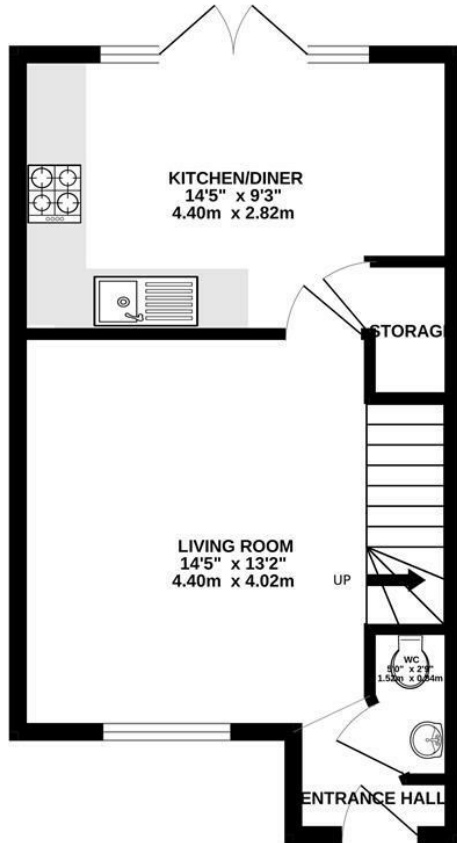


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

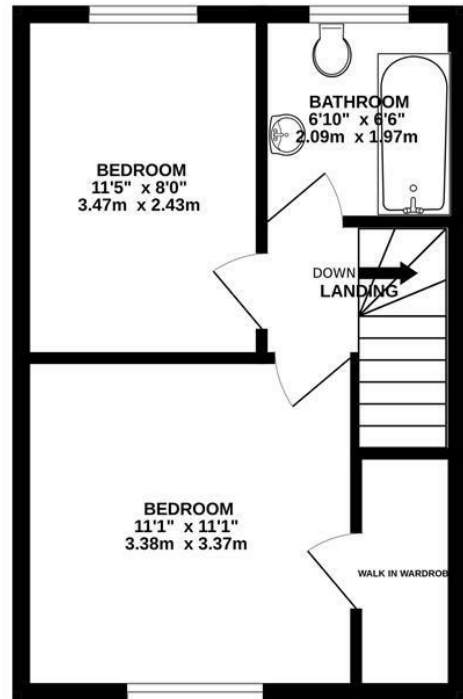
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 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.
Made with Metropix ©2025

4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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