



**Rose Oak Lane,
Bristol, BS36 2QZ**

**PRICE: Asking Price
£375,000**

Property Features

- Detached Bungalow
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Lean To Conservatory
- Large rear garden
- Detached Single Garage
- In Need of Modernisation
- No Onward Chain
- Popular Location

Full Description

Entrance Hall

Double glazed window to the front, radiator, built in cupboard with shelving, access to the loft space, built in airing cupboard housing the tank.

Lounge/Dining Room

15'5 (max) x 23'7 (max) narrows to 11'10 (4.70m (max) x 7.19m (max) narrows to 3.61m)

'L' shaped, double glazed window to the front, double glazed windows and door to the rear, two radiators, wall light points, feature fireplace, textured ceiling.

Kitchen

11'2 x 10'4 (3.40m x 3.15m)

Double glazed door to the rear, window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, stainless steel single drainer sink unit with mixer tap over, floor standing boiler, built in oven and gas hob with extractor over, textured ceiling, appliance space.

Lean To

Double glazed windows to the rear and side, double glazed door to the side, base unit with roll edge work-surface over, space for appliance, lighting.

Bedroom One

12'6 x 10'4 (3.81m x 3.15m)

Double glazed window to the side, radiator, built in wardrobes with hanging space and shelving, textured ceiling.

Bedroom Two

11'8 x 9'10 (3.56m x 3.00m)

Double glazed window to the rear, radiator, coved and textured ceiling.



Bedroom Three
8'6 x 7'6 (2.59m x 2.29m)
Double glazed window to the side, radiator, built in wardrobes with hanging space and shelving, coved ceiling.

Bathroom
Obscure window to the rear, panelled bath with shower attachment over, pedestal wash hand basin, low level w.c., part tiled walls, wall mounted electric heater, radiator.

Rear Garden
Good sized rear garden, two covered areas, paved patio area, path to the rear, planted borders, mature shrubs and trees, side access gate.

Garage
Single detached garage with up and over door.

Front
Laid to lawn, planted borders, path to the covered entrance porch and front door, gated driveway and hard-standing in front of garage providing off street parking.

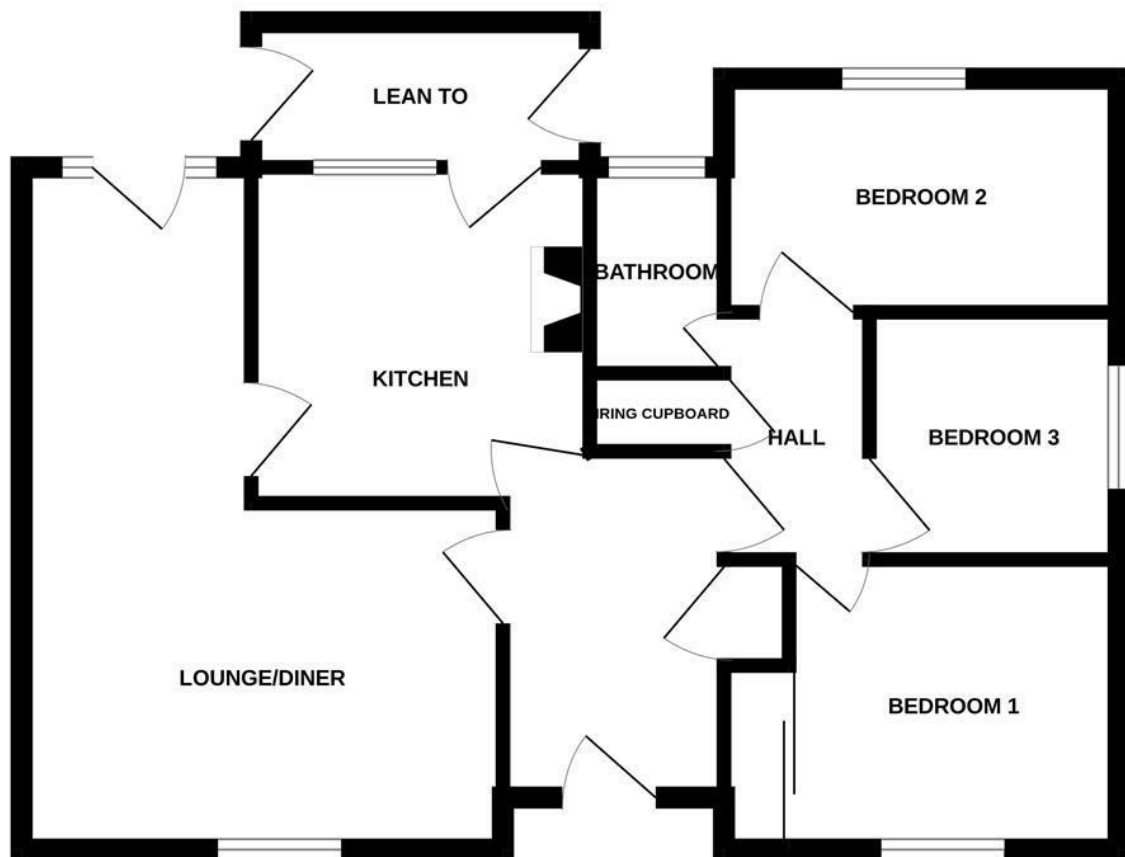


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Measurements are approximate. Not to scale. Illustrative purposes only.
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