



**St. Francis Drive,
Bristol, BS36 1LN**

**PRICE: Asking Price
£375,000**

Property Features

- Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Conservatory
- Enclosed Rear Garden
- Garage
- Off Street Parking
- No Onward Chain

Full Description

Entrance Hall

Built in storage cupboard with shelving and fuse box, access to the loft space.

Lounge

16 x 10'10 (4.88m x 3.30m)

Double glazed bow window to the front, radiator, feature fireplace.

Bedroom Two

11'3 x 8'10 (3.43m x 2.69m)

Double glazed window to the front, radiator.

Shower Room

Double glazed obscure window to the side, built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, heated towel rail, part tiled walls.

Bedroom One

13'9 x 11 (4.19m x 3.35m)

Double glazed window to the rear, radiator, fitted wardrobes with hanging space and shelving.

Kitchen

12 x 10'4 (3.66m x 3.15m)

Double glazed French doors to the rear, fitted with a range of wall and base units with roll-edge work surfaces over, built in double electric oven and hob with extractor over, space for washing machine, stainless steel single drainer sink unit with mixer tap over.

Conservatory

10'4 x 9'4 (3.15m x 2.84m)

Double glazed windows to the rear and side, double glazed door to the rear garden.



Rear Garden

Enclosed rear garden, planted borders, side access gate, paved patio area, door to the garage.

Garage

Single garage with up and over door, door to the side.

Front

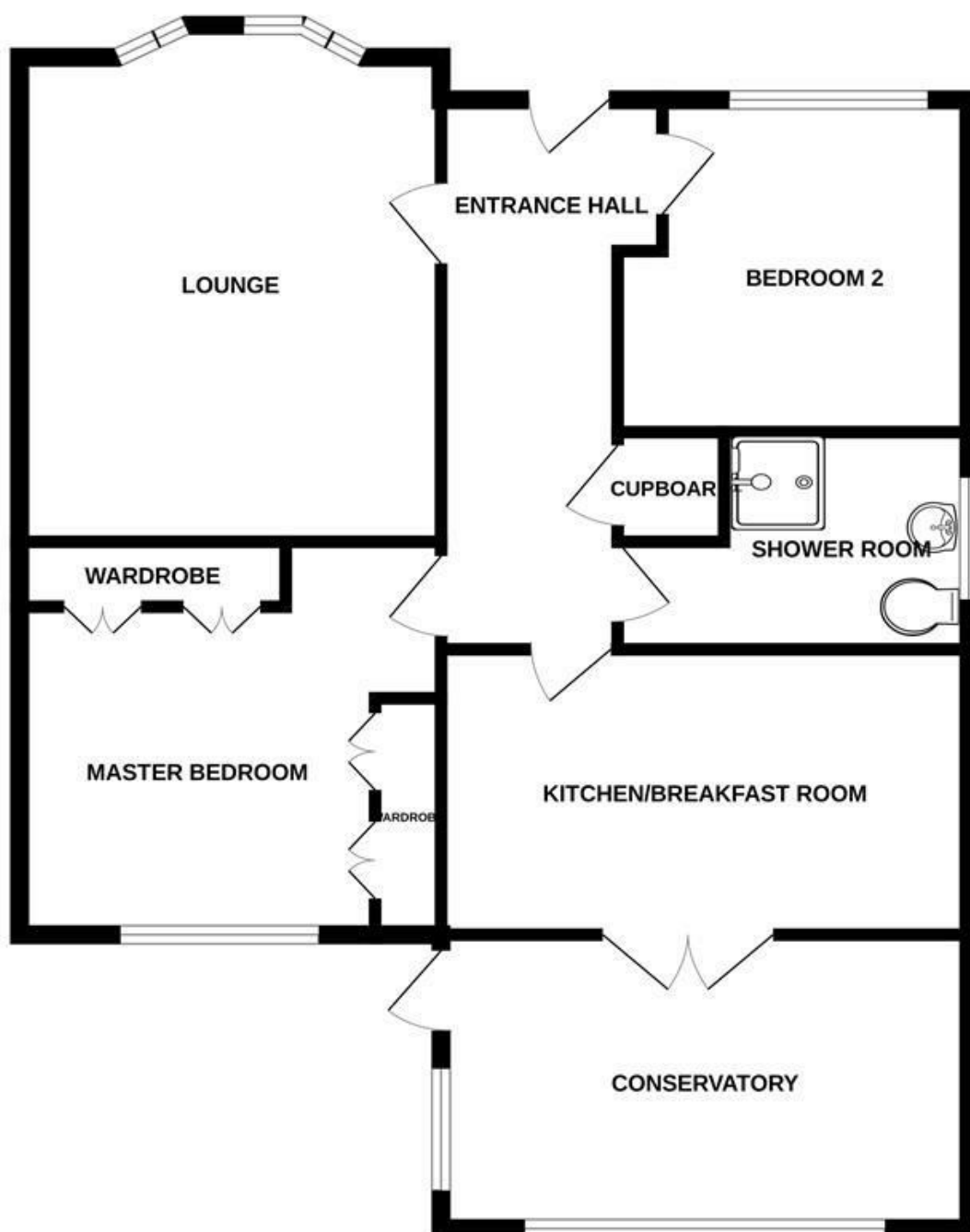
Block paved driveway providing off street parking, circular paved area, gravelled area, planted borders, lighting, side access.



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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