



**Fire Engine Lane,  
Bristol, BS36 2PQ**

**PRICE: Asking Price  
£450,000**



## Property Features

- Extended End of Terrace Cottage
- Four Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Study
- Utility/W.C.
- Family Bathroom with Bath & Seperate Shower Cubicle
- Garage
- Tucked Away Position
- Beautifully Presented
- Gardens to Two Sides

## Full Description

### Description

Situated in the village of Coalpit Heath, Bristol, this beautiful cottage on Fire Engine Lane offers a perfect blend of character and modern living. With either three or four well-proportioned bedrooms or an extra ground floor reception space this property is ideal for families or those seeking extra space.

The cottage features a single garage, providing convenient storage or parking options, while the corner plot garden offers a lovely outdoor space, The utility/cloakroom adds practicality to the home, ensuring that everyday tasks are easily managed.

Don't miss the chance to make this charming property your new home.

### Porch

Door to the hallway, shelving and lighting.

### Entrance Hall

Stairs rising to the first floor landing, radiator, tiled flooring, smoke detector.

### Utility/W.C.

8'5 x 5'9 (2.57m x 1.75m)

Space for washing machine and tumble dryer with work-surface over, low level w.c., ceiling spot lighting, tiled flooring, extractor.

### Kitchen/Dining/Family Room

18'11 x 10'2 (5.77m x 3.10m)

### Kitchen/Dining Area

Double glazed window and door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, one and a half bowl single drainer sink unit with mixer tap over and macerator, integrated dishwasher, built in double electric oven and induction hob with extractor over and glass splash-back, under cupboard lighting, LVT flooring, space for fridge/freezer, space for dining table, radiator, wall mounted fuse box, ceiling spot lighting, radiator.



Living Room Area  
11'1 9'9 (3.38m 2.97m)  
Double glazed windows to the rear and side, radiator, television point, telephone point, vaulted style ceiling.

Games Room/Study  
7'10 x 7'8 (2.39m x 2.34m)  
Double glazed window to the rear, radiator, LED ceiling lighting.

Bedroom Four  
11'1 x 7'8 (3.38m x 2.34m)  
Double glazed window to the front, radiator, smoke detector, beamed ceiling.

Landing  
Double glazed Velux window to the rear, smoke detector, over stairs storage cupboard housing boiler, beamed ceiling.

Bedroom One  
10'2 x 8'6 (3.10m x 2.59m)  
Two double glazed windows to the front, radiator, smoke detector, access to the loft space (part boarded with ladder and lighting), vaulted style ceiling.

Bedroom Two  
10'6 x 10'2 (3.20m x 3.10m)  
Double glazed window to the side, smoke detector, beamed ceiling,radiator.

Bedroom Three  
9'5 x 7'8 (2.87m x 2.34m)  
Double glazed window to the front, radiator, LED ceiling lighting.

Bathroom  
9'8 x 7'7 (2.95m x 2.31m)  
Double glazed Velux window to the rear, freestanding bath with shower attachment over, high level w.c., built in double shower cubicle with shower over, vanity wash hand basin, ceiling spot lighting, beamed ceiling, radiator/heated towel rail.

Front & Side Gardens  
Gates to the front and side, enclosed by fencing, paved patio area, gravelled areas, railway sleeper borders, lawned area, door to the garage, lighting, block paved area, mature tree.

Garage  
With up and over door, power and lighting, door to the garden.

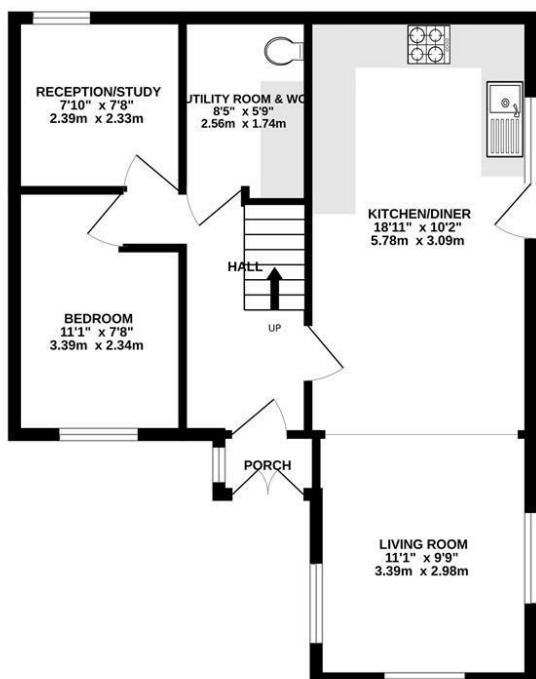


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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 |                         |           |
|                                             | 71                      | 80        |
| England & Wales                             | EU Directive 2002/91/EC |           |

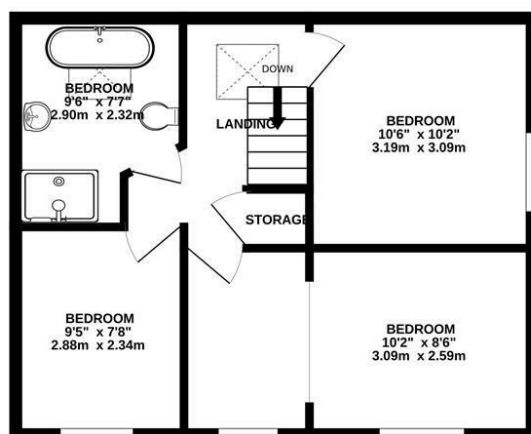
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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.  
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