



**Clyde Road,
Bristol, BS36 2EA**

**PRICE: Offers Over
£550,000**

Property Features

- Detached House
- Three/Four Bedrooms
- Open Plan Kitchen/Dining Room
- Downstairs Shower Room
- Lounge
- Garage & Off Street Parking
- Rear Garden
- Gas Central Heating
- Popular Location
- Early Viewing Recommended

Full Description

ENTRANCE HALL

Stairs rising to the first floor landing, under stairs storage cupboards, radiator, wooden flooring. Doors to;

LOUNGE

12'7" x 12'0" (3.86 x 3.68)

Double glazed window to the front, radiator, Fireplace with gas fire, television point.

DINING AREA

13'2" x 12'7" (4.02 x 3.86)

Double glazed bi-fold doors to the rear garden, fireplace with wood burning stove, radiator, ceiling spot lighting, wooden flooring. Open to;

KITCHEN AREA

17'7" x 9'10" (5.38 x 3.00)

Double glazed window to the rear, fitted with a range of wall and base units with Quartz and wooden worksurfaces. over, integrated dishwasher, space for American style fridge freezer, Belfast sink with hot tap. Space for 'Range' style cooker with extractor over and tiled splash backs. Wooden flooring, ceiling spot lighting, door to;

UTILITY ROOM

8'3" x 4'9" (2.53 x 1.45)

Wall units housing Wall mount boiler, Space for washing machine and space for tumble dryer with work surface over. Tiled floor and door to garage.

LOBBY

Door to the side and spot lighting.

SHOWER ROOM

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



STUDY/BEDROOM FOUR
8'4" x 8'3" (2.55 x 2.53)
Double glazed window to the side, wooden flooring and radiator.

LANDING
Double glazed obscure window to the side, smoke detector, access to the loft space with ladder and light.

BEDROOM ONE
13'1" x 10'9" (4.01 x 3.29)
Double glazed window to the rear and radiator,

BEDROOM TWO
12'0" x 10'9" (3.68 x 3.29)
Double glazed window to the front and radiator.

BEDROOM THREE
8'0" x 8'0" (2.46 x 2.45)
Double glazed window to the front, radiator.

BATHROOM
8'0" x 6'9" (2.46 x 2.07)
Double glazed obscure windows to the rear, vanity wash hand basin, low level w.c., part tiled walls, Bath with main fed waterfall shower over, heated towel rail, radiator, ceiling spot lighting.

REAR GARDEN
Enclosed by fencing and hedging, mainly laid to lawn, paved patio area and composite decking with inbuilt light, side access, mature trees and shrubs.

GARAGE
Up and over door, power and lighting,

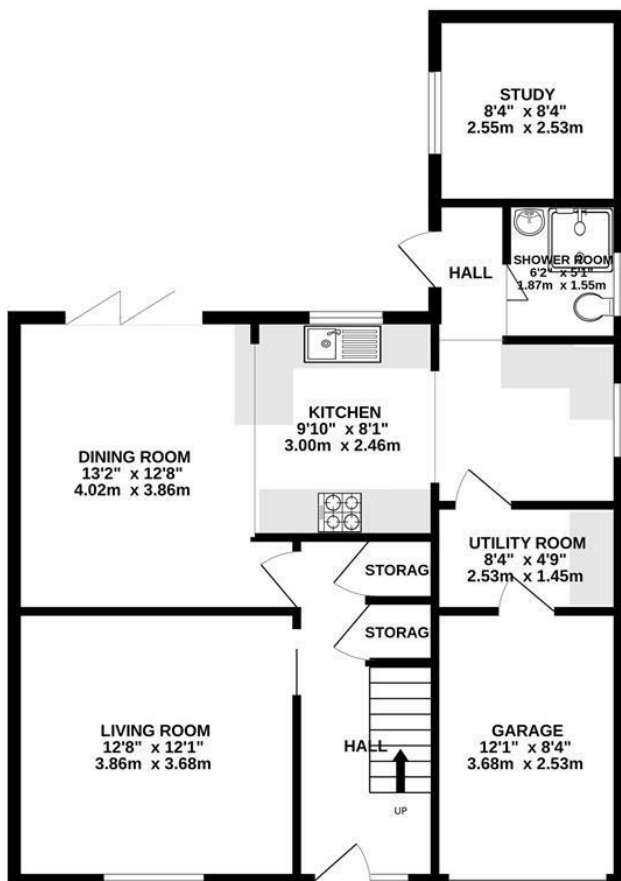
FRONT
Block paved and tarmac providing off street parking for 3 cars and side access.



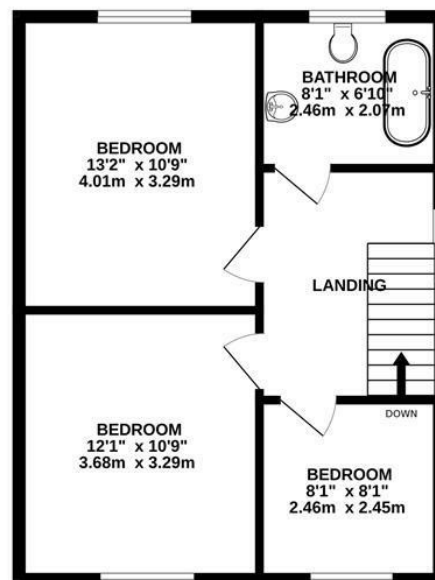
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	79
England & Wales	EU Directive 2002/91/EC	

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		
	62	79
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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