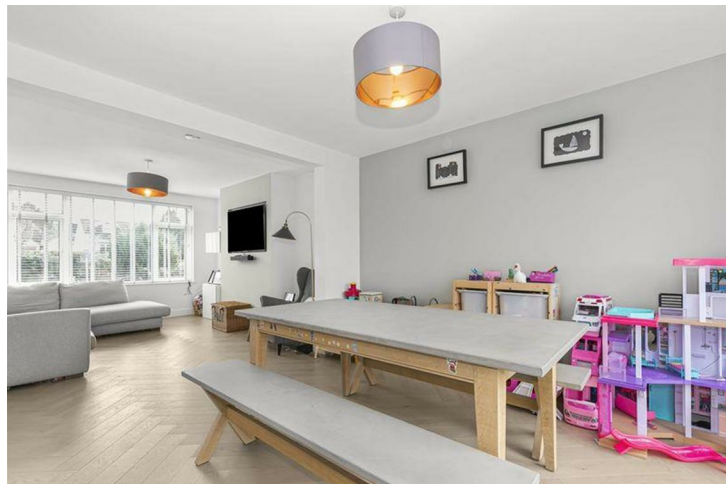


**Badminton Road,  
Bristol, BS36 2QF**

**PRICE: Asking Price  
£375,000**

## Property Features

- Semi Detached House
- Three Bedrooms
- Modern Kitchen
- Modern Bathroom
- Front & Rear Gardens
- Carport & Off Street Parking
- Beautifully Presented Throughout
- Close to Local Schools & Shops



## Full Description

### Entrance Porch

Double glazed sliding door to the front.

### Entrance Hall

Part glazed door to the front, double glazed window to the side, stairs rising to the first floor landing, under stairs storage cupboard, underfloor heating.

### Lounge/Dining Area

26'4 x 11'11 (8.03m x 3.63m)

Double glazed window to the front, bi-fold doors to the rear, engineered wood flooring, under floor heating, television point.

### Kitchen

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, integrated dishwasher, integrated washer/dryer, built in electric oven and induction hob with extractor over, built in microwave, space for 'American' fridge/freezer, ceiling spot lighting, engineered wood flooring, under floor heating.

### Landing

Double glazed window to the side, access to the loft space (part boarded with ladder and light, boiler in the loft).

### Bedroom One

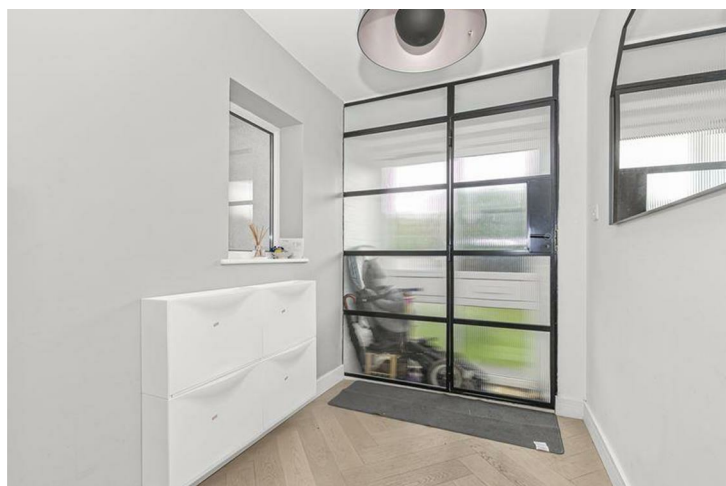
13'5 x 10'4 (4.09m x 3.15m)

Double glazed window to the rear, radiator, engineered wood flooring.

### Bedroom Two

12 x 10'8 (3.66m x 3.25m)

Double glazed window to the rear, radiator, engineered wood flooring.



### Bedroom Three

8'11 x 7'6 (2.72m x 2.29m)

Double glazed window to the front, radiator, engineered wood flooring.

### Bathroom

Double glazed obscure window to the rear, panelled bath with shower over, vanity wash hand basin, low level w.c., tiled flooring, part tiled walls, heated towel rail, ceiling spot lighting, extractor.

### Rear Garden

Paved patio area, lawned area, rear access gate, outside power point, security lighting, tap.

### Front Garden

Laid to lawn, planted borders, path to the front door, side access gate.

### Carport & Parking

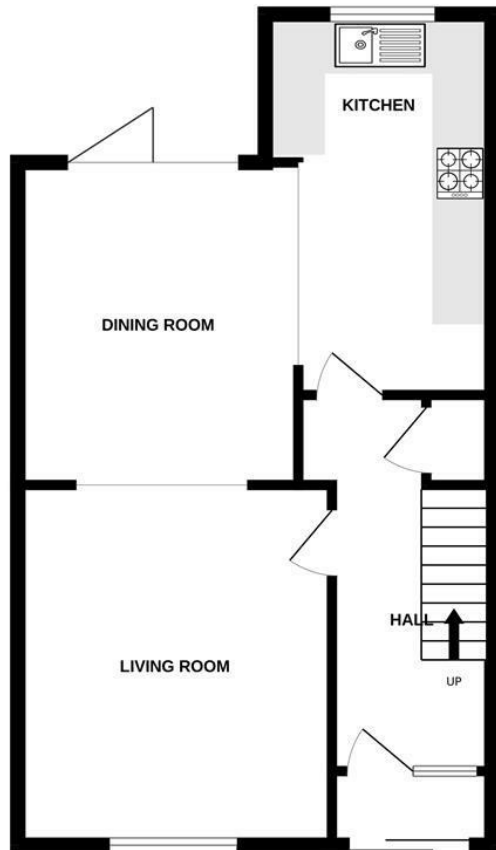
Block paved area providing off street parking for two vehicles.



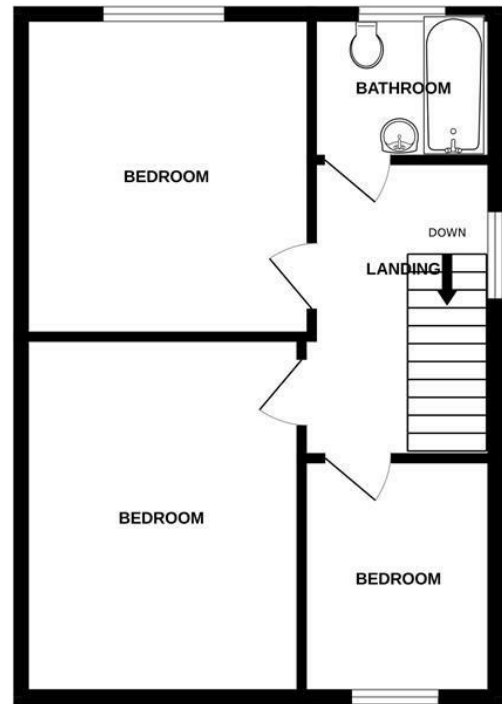
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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