



**Larkfield,
Bristol, BS36 2PH**

**PRICE: Offers Over
£325,000**

Property Features

- The Bedrooms
- Semi Detached
- Two Reception Rooms
- No Onward Chain
- Garage
- Cul De Sac Location
- Gas Central Heating



Full Description

Hallway

Patio door to entrance porch. Door to hallway with stairs rising to first floor landing. Under stairs cupboard and doors to:

Living Room

Living room living room 4.15 x 3.63 double glaze window to front radiator, gas fire open to dining room

Dinning Room

12'5" x 8'10" (3.8 x 2.7)

Double glazed patio door to rear garden, radiator open to living room.

Kitchen

12'9" x 8'10" (3.9 x 2.7)

Double glazed window to rear, double glazed door to side, a range of wall and base units with rolled edge worktop over, stainless steel sink with drainer, space for gas cooker with extractor over, space for washing machine, tiled splashback and space for tumble dryer. Space for fridge freezer, radiator and door to dining room.

Landing

Hallway, radiator, stairs, rising to 1st floor, landing and doors to;

Master Bedroom

12'6" x 10'7" (3.83 x 3.23)

Double glazed window to front, radiator and storage cupboard.

Bedroom Two

12'8" x 10'6" (3.87 x 3.22)

Double glazed window to rear, radiator, fitted wardrobes.



Bedroom Three

9'0" x 7'5" (2.75 x 2.28)

Double glazed window to front and radiator.

Bathroom

Double glazed obscure window to rear, panelled bath with mains fed shower over, pedestal hand, wash basin, low level WC, radiator and fully tiled walls.

Garden

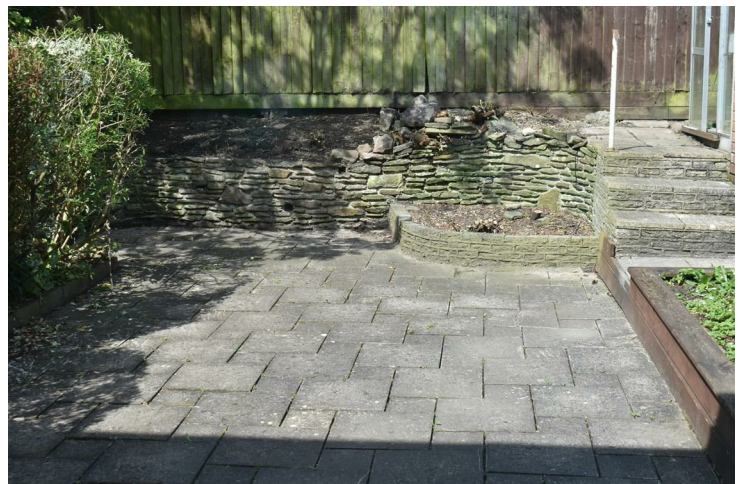
Garden mainly laid to patio with mature shrubs enclosed by fencing.

Garage

With up and over door, door to side. Light and power.

Frontage

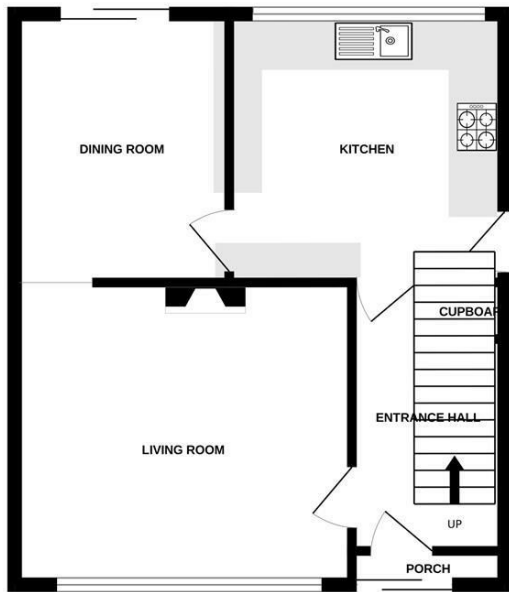
Off street parking for several vehicles, gravelled areas enclosed by fencing mature shrubs to front.



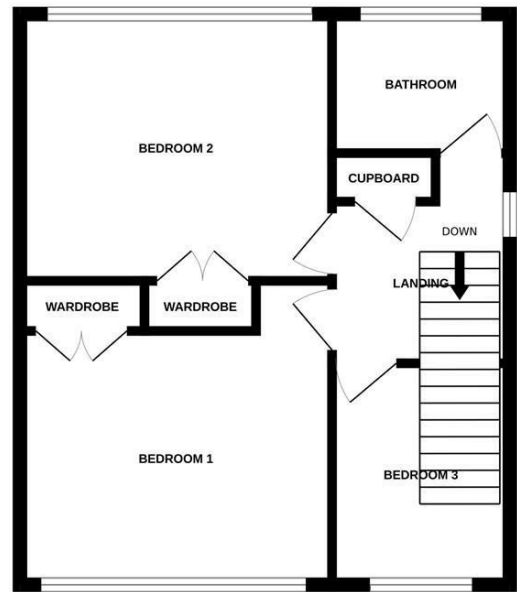
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR



1ST FLOOR



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