

## 336 Bath Road, Bristol, BS31 3TQ Offers In The Region Of £595,000

Positioned on Bath Road in the charming village of Salford, Bristol, this delightful three-bedroom semi-detached house is a true gem waiting to be discovered. Boasting a rich history dating back to the 1930s and lovingly maintained by the current owner for over 35 years, this property offers a wonderful opportunity to create your dream home. Although in need of some modernisation, this house exudes character and potential. Imagine the possibilities as you envision transforming this spacious abode into a modern haven while retaining its timeless charm. With gas fired central heating and uPVC double glazing, comfort and energy efficiency are at the forefront of this home.

One of the standout features of this property is its southerly facing rear garden, meticulously manicured and generously sized, providing a serene retreat right in your backyard. Backing onto open countryside, the garden offers a picturesque backdrop, perfect for relaxing or entertaining on the two patio areas.

Located in the sought-after Wellsway school catchment area, this home is ideal for families looking to provide their children with a top-tier education. Additionally, the proximity to local shops, excellent transport

Entrance via uPVC double glazed door to

### Porch

Obscured window with wooden front door into

### Hallway



Stairs rising to first floor landing, under stairs storage cupboard, double radiator, doors to

### Sitting Room

14'11" x 13'11" (4.55 x 4.25)



uPVC double glazed window to front aspect, double radiator, fire place with tiled surround.

### Dining Room

12'10" x 11'8" (3.93 x 3.58)



uPVC double glazed patio doors opening to rear garden, double radiator, living flame gas fire with tiled hearth and exposed brick surround.

### Kitchen

18'0" x 8'5" (5.51 x 2.57)



uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, space for Rangemaster style cooker, space for under unit fridge freezer, space and plumbing for washing machine, integrated dishwasher, double radiator, tile effect flooring, spot lights, opening to

### Breakfast Room

11'3" x 8'5" (3.45 x 2.57)



uPVC double glazed window to rear aspect, uPVC double glazed door opening to rear garden, double radiator, tile effect flooring, door to garage, door to

### Shower Room



Shower cubicle, close coupled w/c, wash hand basin with mixer taps over, double radiator, tiled flooring, door to

### Study

uPVC double glazed window to side aspect, door to rear garden.

### Garage

16'6" x 8'10" (5.03 x 2.70)

Power and light connected, garage doors to front.

### First Floor Landing

uPVC double glazed window to front aspect, storage cupboard housing hot water tank, doors to

### Master Bedroom

14'11" x 14'0" (4.55 x 4.27)



uPVC double glazed window to front aspect, double radiator, fitted wash hand basin with storage beneath.

### Bedroom Two

13'1" x 11'10" (4.00 x 3.63)



uPVC double glazed window to rear aspect, single radiator with fitted wardrobes.

### Bedroom Three

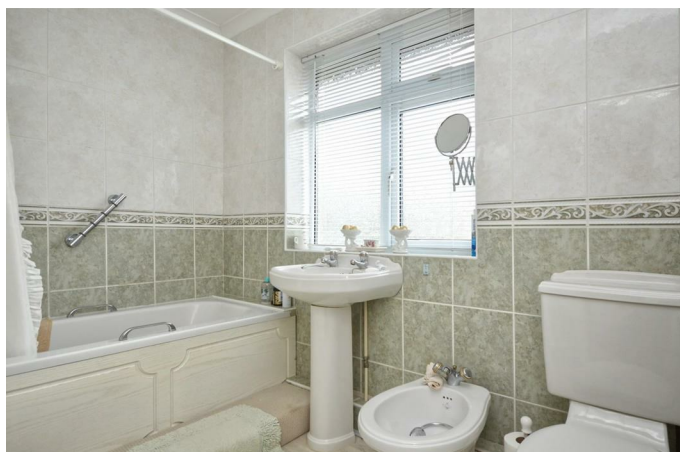
8'7" x 6'6", 177'1" (2.63 x 2.54)



uPVC double glazed window to rear aspect, single radiator, fitted wardrobes.

## Family Bathroom

9'2" x 4'10" (2.81 x 1.48)



Obscured uPVC double glazed window to side aspect, suite comprising paneled bath with shower attachment over, pedestal wash hand basin with taps over, close coupled w/c, single radiator, wood effect flooring, fully tiled, spot lights.

## Outside



The front of the property has a driveway providing off street parking for several vehicles and access to the single garage, the remainder is laid mainly to lawn with a good selection of shrubs and trees. The southerly facing rear garden is of a generous size and extremely well maintained which backs onto open countryside,. There is a patio area immediately adjoining the property ideal for al fresco dining, the remainder is laid mainly to lawn and is fully enclosed by fencing and conifer hedge. There is an additional patio area halfway up the garden providing a further space for garden furniture. There is a further area of the garden laid to lawn and enclosed again by fencing and hedging with a fence at the rear onto the open countryside.

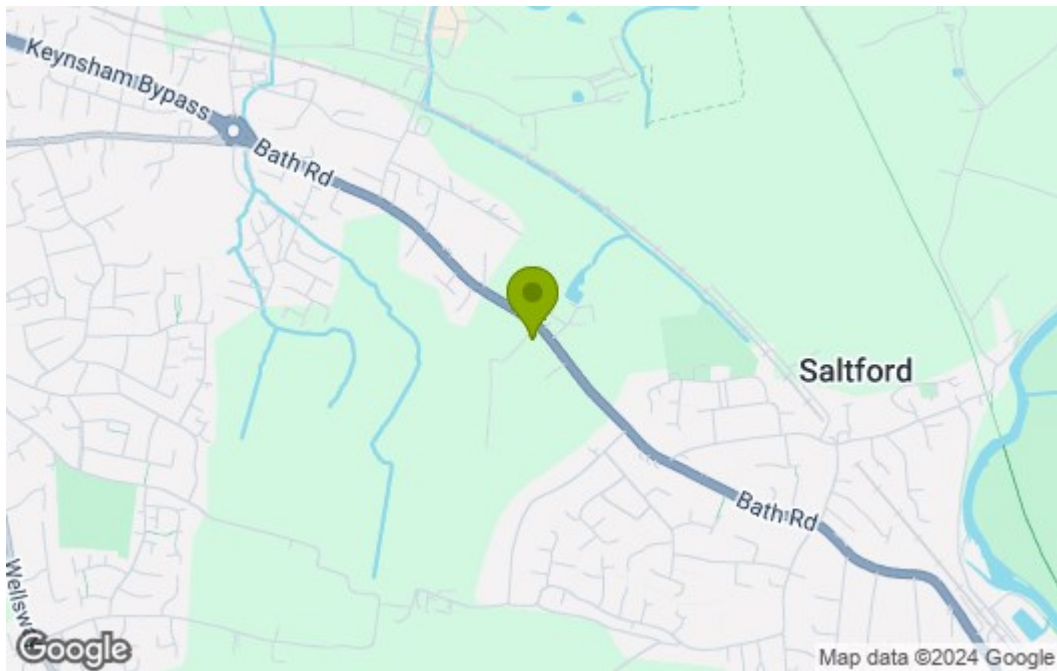
## Directions

Sat Nav BS31 3TQ

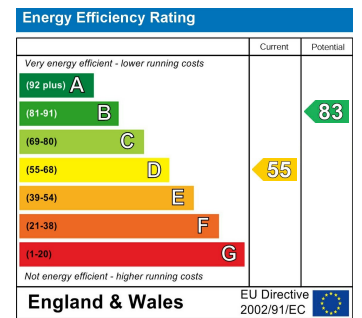
# Floor Plan



# Area Map



# Energy Efficiency Graph



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