



**Badminton Road,
Coalpit Heath, BS36 2QL**

**PRICE: Asking Price
£375,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Living Room
- Modern Kitchen/Dining Room
- Garage & Off Street Parking
- Double Glazing
- Enclosed Rear Garden
- Off Street Parking
- Immaculately Presented Throughout
- Early Viewing Recommended

Full Description

Porch

With double glazed door leading to the entrance hall.

Entrance Hallway

Stairs rising to the first floor landing, under stairs storage cupboard, radiator, glazed door to the living room.

Living Room

13'7 x 11'1 (4.14m x 3.38m)

Double glazed window to the front, television point, coved ceiling, radiator.

Kitchen/Dining Room

16'11 x 11'6 (5.16m x 3.51m)

Double glazed window to the rear, double glazed French doors to the rear, fitted with a range of high gloss wall and base units with roll edge work-surfaces over, under cupboard lighting, built in electric oven and induction hob with extractor over, integrated slimline dishwasher, space for fridge/freezer, integrated washing machine, cupboard housing Worcester combination boiler, tiled flooring, space for dining table, radiator.

Landing

Double glazed window to the side, access to the loft space with ladder (partially boarded with lighting and power).

Bedroom One

15'4 x 10'1 (4.67m x 3.07m)

Double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two

10'3 x 9'3 (3.12m x 2.82m)

Double glazed window to the rear, wardrobe, radiator.



Bedroom Three
8'11 x 6'10 (2.72m x 2.08m)
Double glazed window to the front, radiator.

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

Front
Tarmac driveway leading to garage providing off street parking, gravelled area, planted borders, lighting.

Garage
Single garage with up and over door, power and lighting.

Rear Garden
Side access gate leading to driveway, block paved and gravelled areas, paved patio area to the rear, planted borders, tap.

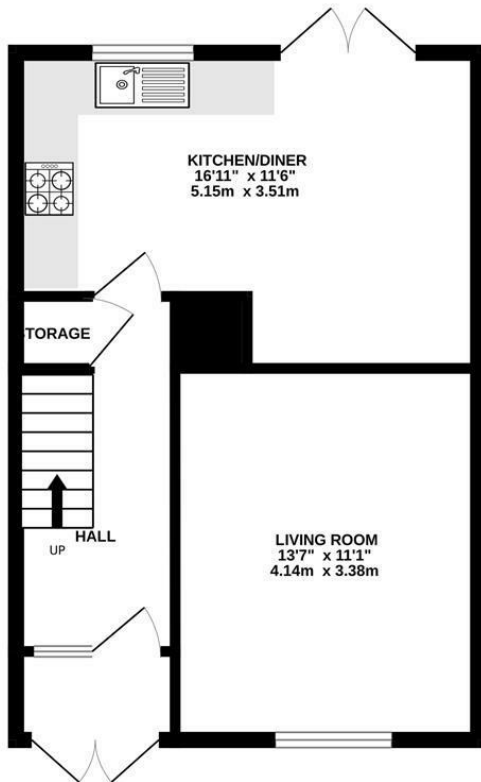


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

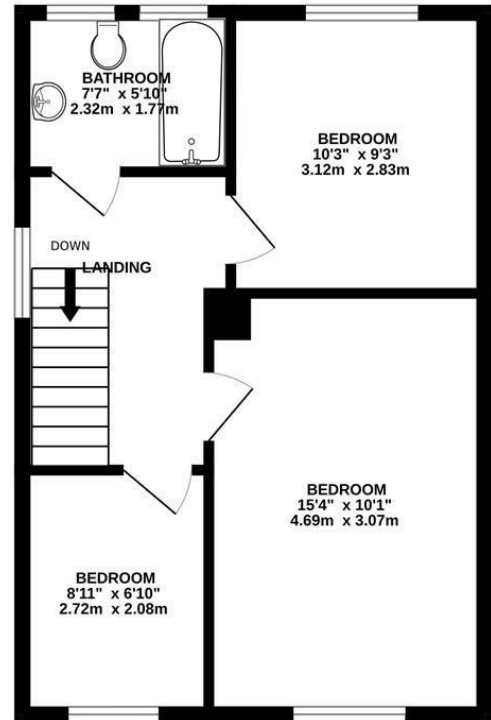
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive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



GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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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