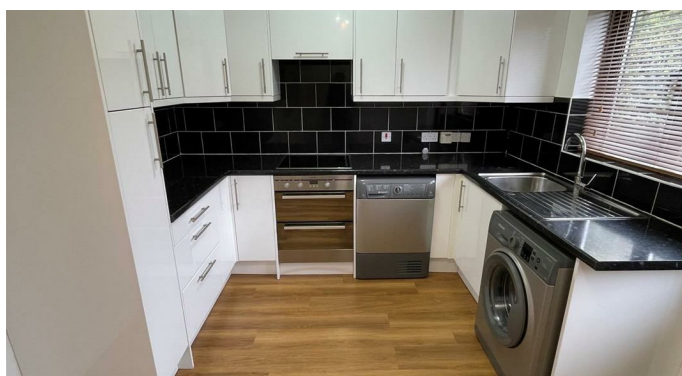




**Paddock Close,
Bristol, BS32 0EZ**

PRICE: £280,000

Property Features

- Semi Detached Home
- Two Bedrooms
- Kitchen/Diner
- Excellent Sized Rear Garden
- Off Street Parking
- Popular Cul-de-Sac
- No Onward Chain

Full Description

Hallway

UPVC door to hallway, double glazed window to side, LVT flooring and door to;

Living Room

13'7" x 12'1" (4.16 x 3.70)

Double glazed window to front, radiator, stairs rising to 1st floor landing. LVT flooring. Door to;

Kitchen/Diner

12'0" x 9'6" (3.68 x 2.90)

Double glazed window to rear, double glazed door to rear garden, kitchen comprises of a range of wall and base units with work surface over, double oven, electric hob and extractor over. Cupboard housing a Worcester Bosch boiler, Space for tumble dryer, space for washing machine, space for fridge freezer, stainless steel sink with drainer and mixer tap, tiled splashback and radiator.

Landing

Access to loft with ladder and power. Doors to;

Bedroom 1

12'1" into wardrobe x 9'8" (3.7 into wardrobe x 2.97)

Double glazed window to front and radiator. Double fitted wardrobe and over stairs storage cupboard housing hot water cylinder.

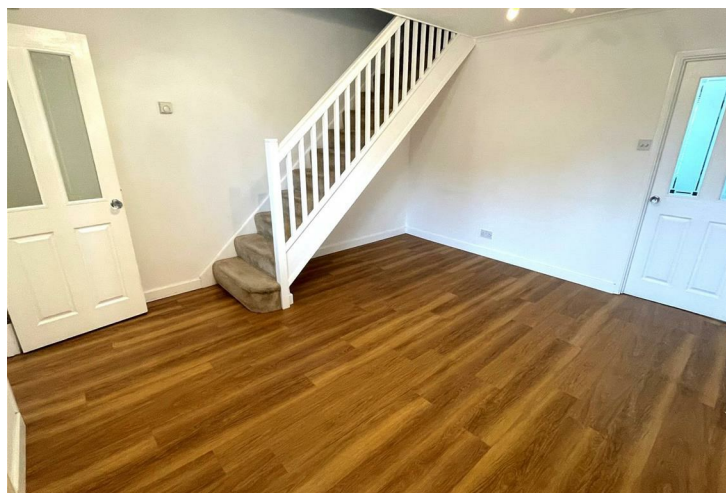
Bedroom 2

12'1" x 6'7" (3.70 x 2.01)

Double glazed window to rear and radiator.

Bathroom

Suite comprising of a panelled bath with mixer tap and electric shower over, pedestal hand wash basin with mixer tap and low level WC. Part tiled walls, tiled floor and heated towel radiator.



Rear Garden
Mainly laid to lawn with patio, enclosed by fencing southerly facing and side access and tap.

Frontage
Mainly laid to lawn and tarmac with off street parking for two cars.

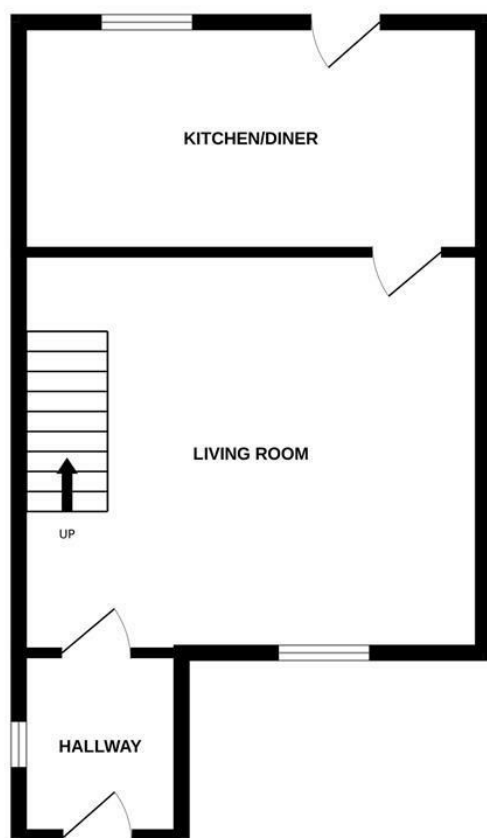


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

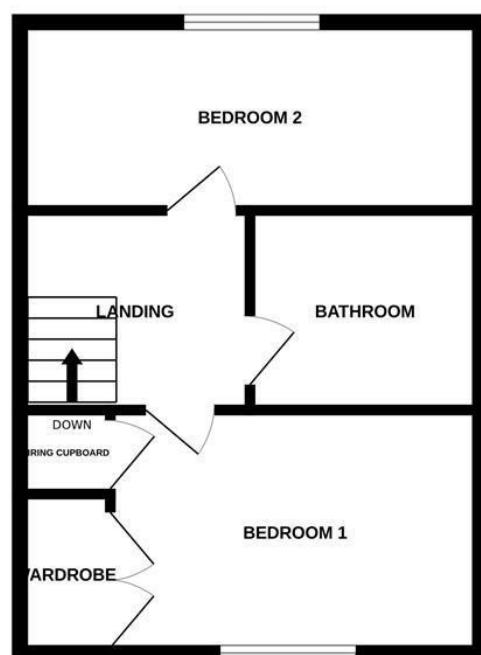
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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