



**St. Francis Drive,  
Bristol, BS36 1LN**

**PRICE: Asking Price  
£375,000**

## Property Features

- Semi Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Conservatory
- Enclosed Rear Garden
- Garage
- Off Street Parking
- No Onward Chain

## Full Description

### Entrance Hall

Built in storage cupboard with shelving and fuse box, access to the loft space.

### Lounge

16 x 10'10 (4.88m x 3.30m)

Double glazed bow window to the front, radiator, feature fireplace.

### Bedroom Two

11'3 x 8'10 (3.43m x 2.69m)

Double glazed window to the front, radiator.

### Shower Room

Double glazed obscure window to the side, built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, heated towel rail, part tiled walls.

### Bedroom One

13'9 x 11 (4.19m x 3.35m)

Double glazed window to the rear, radiator, fitted wardrobes with hanging space and shelving.

### Kitchen

12 x 10'4 (3.66m x 3.15m)

Double glazed French doors to the rear, fitted with a range of wall and base units with roll-edge work surfaces over, built in double electric oven and hob with extractor over, space for washing machine, stainless steel single drainer sink unit with mixer tap over.

### Conservatory

10'4 x 9'4 (3.15m x 2.84m)

Double glazed windows to the rear and side, double glazed door to the rear garden.



**Rear Garden**

Enclosed rear garden, planted borders, side access gate, paved patio area, door to the garage.

**Garage**

Single garage with up and over door, door to the side.

**Front**

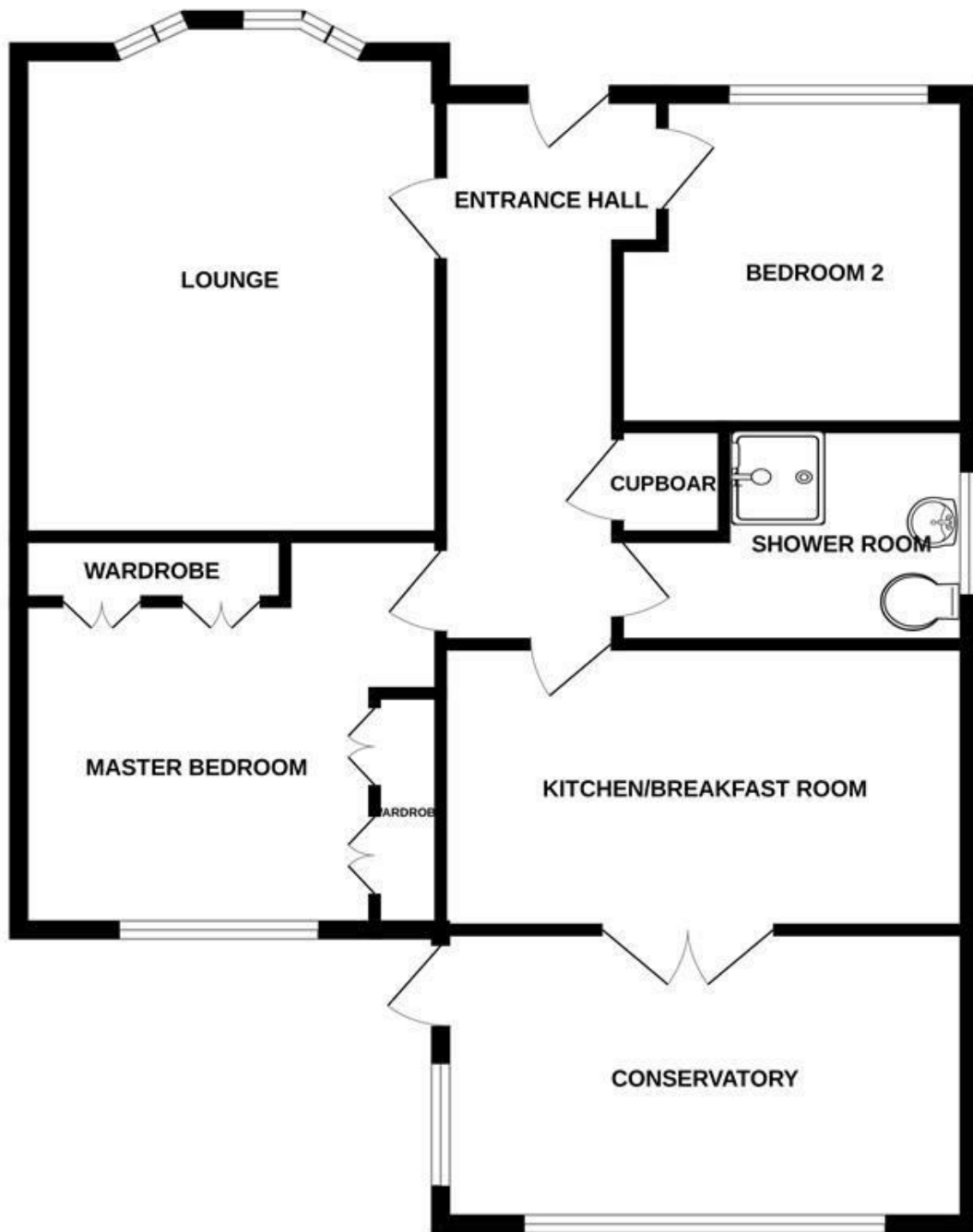
Block paved driveway providing off street parking, circular paved area, gravelled area, planted borders, lighting, side access



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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