



**Watleys End Road,
Bristol, BS36 1PP**

**PRICE: Offers Over
£300,000**

Property Features

- Three Bedrooms
- No Onward Chain
- Owned Solar Panels
- Kitchen/Diner
- Off Street Parking
- Double Glazing
- Gas Central Heating

Full Description

Entrance Hallway

Double glazed window to front, radiator and door to:

Living Room

19'9" x 11'3" (6.04 x 3.45)

Double glazed window to front, gas fire and understairs storage cupboard. Radiator. Stairs rising to first floor landing. Door to:

Kitchen/Diner

19'10" x 8'8" (6.05 x 2.66)

Double glazed window to rear, door to rear lean to, kitchen comprises of a range of wall and base units with work surface over, one and a half bowl sink with mixer tap and drainer. space for cooker with extractor over. Spaces for dishwasher, fridge, freezer and washing machine. Tiled splashback and Radiator. Door to:

Rear Lean To

Double glazed door to both sides, one leading to the front and the other to the garden. Tap and tiled floor.

Landing

Access to loft with ladder and light. Doors to:

Main Bedroom

11'5" x 11'8" (3.49 x 3.57)

Double glazed window to front, fitted wardrobes and airing cupboard housing a combination boiler. Radiator.

Bedroom 2

13'8" x 8'11" (4.18 x 2.72)

Double glazed window to rear and radiator.

Bedroom 3

7'10" x 8'10" (2.39 x 2.71)

Double glazed window to front, over stairs storage cupboard and wardrobe.



Shower Room

Double glazed obscure window to rear, suite comprising of a double shower cubicle with mains shower. Pedestal hand wash basin and low-level w/c. Heated towel rail, shaver point and spot lights.

Frontage

Block paved driveway with mature shrubs leading to front door.

Rear Garden

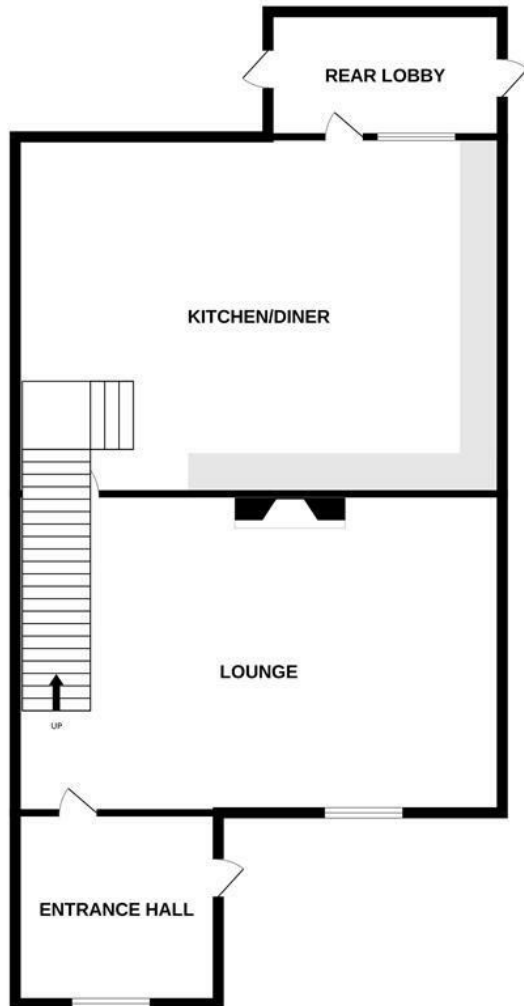
Beautifully presented garden enclosed by walling. Mainly laid to lawn and patio.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	
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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4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

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