



**Badminton Road,  
Bristol, BS36 2SZ**

**PRICE: Asking Price  
£365,000**

## Property Features

- Three Bedrooms
- Semi Detached Home
- Lounge
- Kitchen/Dining Room
- Gas Central Heating
- UPVC Double Glazing
- Driveway Providing Ample Off Street Parking
- Garage In Block
- South East Facing Garden

## Full Description

### Description

Located on Badminton Road in the charming village of Coalpit Heath, Bristol, this delightful three-bedroom semi-detached home boasts a spacious kitchen and dining room with views over the secluded rear garden, a great space to dine with French doors leading out onto the patio.

One of the property's features of this home is the secluded south-west facing garden, providing a tranquil outdoor space to relax and unwind. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is a true sanctuary.

Additionally, the property includes a driveway with ample parking, ensuring that you and your guests will never have to worry about finding a space. For those in need of extra storage there is a single garage.

With its desirable location and well proportioned accommodation this semi-detached home is an excellent opportunity for families or individuals seeking a village location yet connected lifestyle in Bristol. Do not miss the chance to make this lovely property your own.

### Entrance Hall

Entrance via composite door with glass insets and obscure glass side panel to entrance hall, laminate flooring, cupboard housing meters, stairs to first floor accommodation, doors to lounge and kitchen.

### Living Room

13'6 x 13 (4.11m x 3.96m)

Double glazed window to front aspect, gas feature fire place, double radiator, opening to kitchen/dining room.



### Kitchen/Dining Room

19 x 11 (5.79m x 3.35m)

UPVC double glazed window to rear aspect, double glazed Bi-fold doors to rear garden, radiator, range of fitted wall and base units with laminate work surfaces over, induction hob with extractor fan and Bosch oven, integral washing machine and dishwasher, laminate flooring, spot lighting, cupboard housing Potterton central heating boiler, radiator, space for fridge/freezer, door to entrance hall.

### Landing

UPVC double glazed window to side aspect, access to loft space, airing cupboard housing hot water tank and slatted shelving, doors to all first floor accommodation.

### Bedroom One

13 x 11'9 (3.96m x 3.58m)

UPVC double glazed window to front aspect, radiator, laminate flooring, built in triple wardrobes providing shelving and hanging space,

### Bedroom Two

13 x 8'9 (3.96m x 2.67m)

UPVC double glazed window to rear aspect, built in double wardrobe providing shelving and hanging space.

### Bedroom Three

8'3 x 7'8 (2.51m x 2.34m)

UPVC double glazed window to front aspect, laminate flooring, radiator.

### Bathroom

Obscure UPVC double glazed window to rear aspect, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, radiator, fully tiled walls and floor.

### Front Garden

Avon Cobblestone driveway providing off street parking for several cars.

### Rear Garden

Laid to three lawn areas, acer trees, outside tap and light, enclosed by fence panels.

### Garage

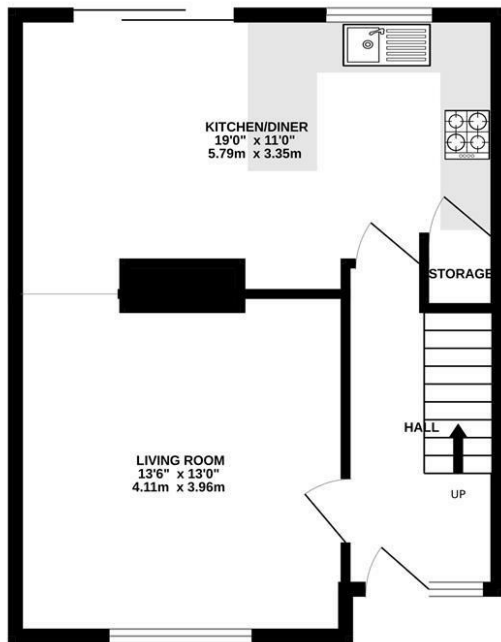
Located on a block with up and over door.



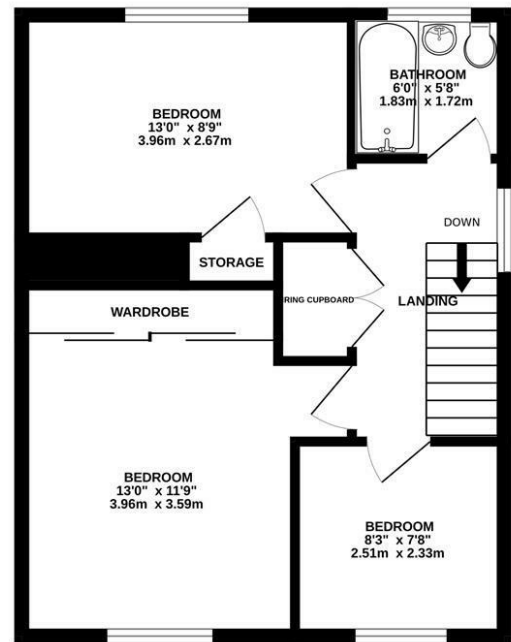
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

GROUND FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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