



**Bradley Avenue,  
Bristol, BS36 1HX**

**PRICE: Offers In  
Excess Of £450,000**

## Property Features

- Extended Semi Detached House
- Attached One Bedroom Annex
- Flexible Living Accommodation
- 19' Kitchen/Breakfast Room
- Off Street Parking for Several Vehicles
- Popular Location
- Close to Local Shops and Schools
- Well Presented Throughout
- Early Viewing Recommended
- Solar Panels and Hot Tub

## Full Description

### Entrance Hall

Stairs rising to the first floor landing, under stairs storage cupboard housing boiler, radiator, double glazed obscure window to the side.

### Living Room

13'5 x 12'8 (4.09m x 3.86m)

Double glazed window to the front, feature fireplace with gas fire, coved and textured ceiling, wall light points, television point, laminate flooring.

### Kitchen/Breakfast Room

18'9 x 10'4 (5.72m x 3.15m)

Two double glazed windows to the rear, door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, built in electric oven, built in microwave, gas hob with extractor over, space for American style fridge/freezer, integrated washer/dryer, integrated dishwasher, plate rack, breakfast bar, ceramic sink with mixer tap over, wine rack.

### Conservatory

22'4 x 8'10 (6.81m x 2.69m)

Double glazed windows to the front and side, double glazed French doors to the side and front, tiled flooring.

### Landing

Double glazed obscure window to the side, textured ceiling, smoke detector, coved and textured ceiling, access to the loft space (with Velux windows, fully boarded with eaves storage and housing solar panel controls).

### Bedroom One

12'4 x 10'10 (3.76m x 3.30m)

Double glazed window to the front, laminate flooring, radiator.



Bedroom Two  
10'10 x 10'4 (3.30m x 3.15m)  
Double glazed window to the rear, laminate flooring, wall mounted storage cupboard, coved and textured ceiling.

Bedroom Three  
8 x 8 (2.44m x 2.44m)  
Double glazed window to the front, radiator, laminate flooring.

Shower Room  
Double glazed obscure window to the rear, built in shower cubicle with shower over and seat, low level w.c., vanity wash hand basin, heated towel rail, extractor, radiator.

Annex

Living/Dining Room/Kitchen  
9'6" x 25'11" (2.91 x 7.9)  
Double glazed window to the side, double glazed French doors to the side, laminate flooring, kitchen fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, space for fridge, built in electric oven and gas hob with extractor over, tiled splash-backs, radiator.

Shower Room  
Built in shower cubicle with shower over, low level w.c., vanity wash hand basin, extractor.

Bedroom  
9'6" x 8'1" (2.91 x 2.48)  
Double glazed window to the side, radiator, laminate flooring.

Rear Garden  
Side access via conservatory, two storage sheds, block paved patio area, laid to lawn, enclosed by fencing and walling, hot tub, path leading to the rear.

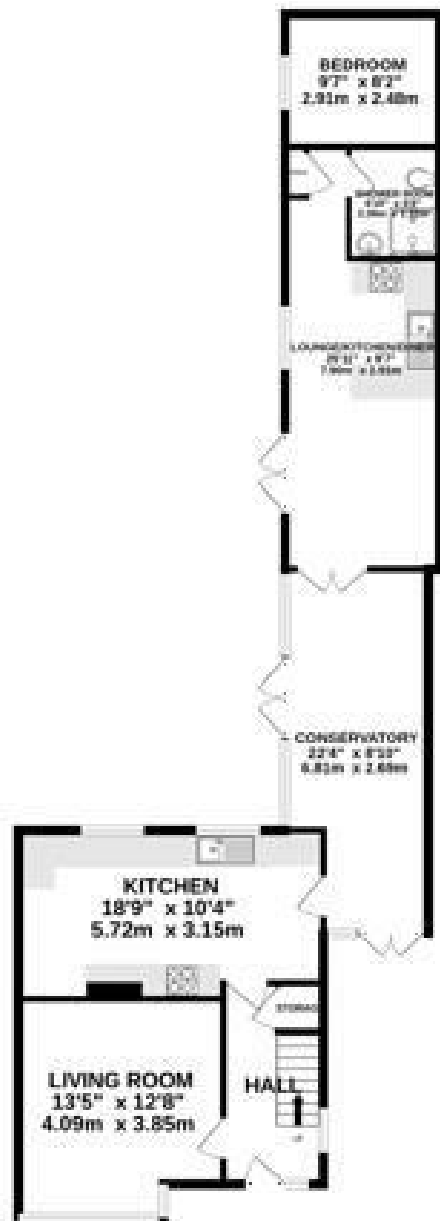
Front  
Block paved providing off street parking, planted borders, side access, lighting.



| 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 <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  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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.  
Made and signed 11/2024

4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

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