aj homes

Down Road,
Winterbourne Down, BS36 1BZ

PRICE: Offers In Excess Of £400,000

Property Features

- **Two Bedrooms**
- **Semi Detached Cottage**
- **Kitchen/Dining Room**
- **Living Room**
- **Downstairs Bathroom**
- **Upstairs WC**
- **Utility Room**
- **Conservatory**
- **Potential To Extend Subject To Planning**
- **Driveway and Carport**

Full Description

Entrance Hall
Entrance via UPVC door with part glazed obscure leaded light door with matching side panel to entrance hall, double radiator, access to loft space, doors to -

Bathroom
9'2 x 6'1 (2.79m x 1.85m)
Obscure leaded light window to rear aspect, WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, double radiator, cupboard housing Worcester central heating boiler.

Kitchen/Dining Room
13'4 x 11'0 (4.06m x 3.35m)
UPVC double glazed window to rear aspect, fitted wall and base units with laminate roll edge work surfaces over, space for cooker with cooker hood over, plumbing for dishwasher, tiled splash backs, tiled floor, glazed door to utility room, double radiator, exposed beam, open plan to -

Lounge
14'6 x 13'4 (4.42m x 4.06m)
UPVC double glazed leaded light to front and side aspect, two radiators, stairs to first floor accommodation, feature fire place with stone surround, TV point, under stairs cupboard.

Utility Room
8'2 x 7'7 (2.49m x 2.31m)
UPVC double glazed leaded light window to rear aspect, built in cupboard, plumbing for washing machine, space for tumble drier and fridge freezer, extractor fan, double radiator, door to -

Conservatory
9'1 x 7'7 (2.77m x 2.31m)
UPVC double glazed windows to two sides, door to garden.

Landing
Doors to all first floor accommodation.

Bedroom 1
11'9 x 10'4 (3.58m x 3.15m)
UPVC double glazed leaded light windows to front aspect, walk in wardrobe with light and hanging, access to loft space, double radiator, wall light point.

Bedroom 2
13'4 x 8'3 (4.06m x 2.51m)
UPVC double glazed leaded window to rear aspect, double radiator, walk in wardrobe with potential for office space, access to loft space.

WC
7'7 x 3'2 (2.31m x 0.97m)
Obscure UPVC double glazed leaded light window to side aspect, WC, pedestal wash hand basin, tiled splash backs, double radiator.

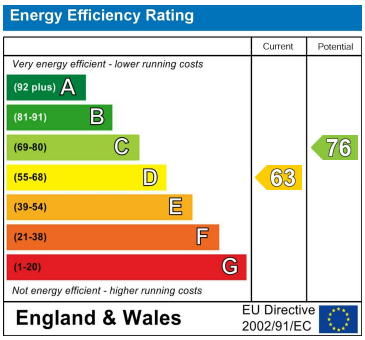
Front Garden
Gates leading to blocked paved driveway providing off street parking for several cars, enclosed by stone wall, established shrubs, gate providing access to rear garden.

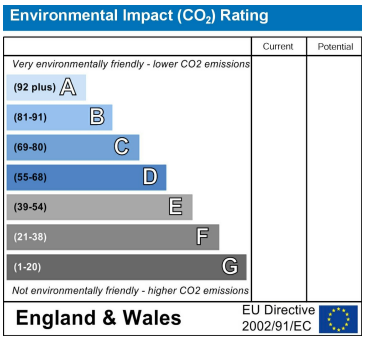
Rear Garden
Patio seating area with stone retaining wall leading to raised lawn area, green house, potting shed and variety of shrubs and trees.

Description
In village of Winterbourne Down, this delightful two-bedroom semi-detached cottage on Down Road presents a wonderful opportunity for those looking to create their dream home. The property features a cosy living room alongside a spacious kitchen/dining area. Additionally, a utility room and conservatory adds practicality

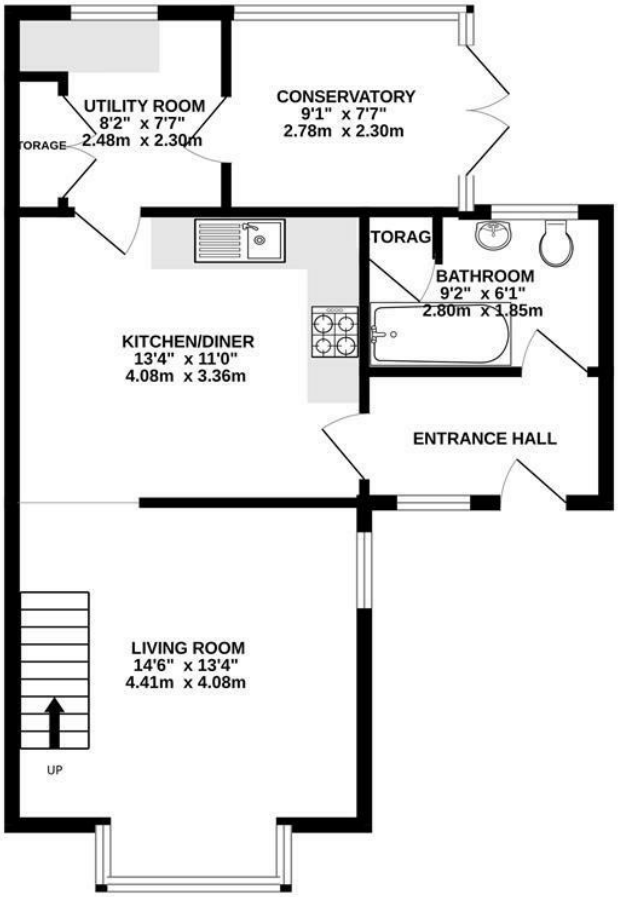
Although the cottage is in need of modernisation, it is brimming with potential for those with a vision. There is ample scope to extend the property, subject to planning permission, allowing you to tailor the space to your specific needs and desires.

Situated in a picturesque village location, this home offers a peaceful retreat while still being conveniently close to local amenities. Whether you are a first-time buyer, a small family, or an investor, this property is a blank canvas waiting for your personal touch. Embrace the opportunity to transform this cottage into a stunning residence that reflects your style and taste.

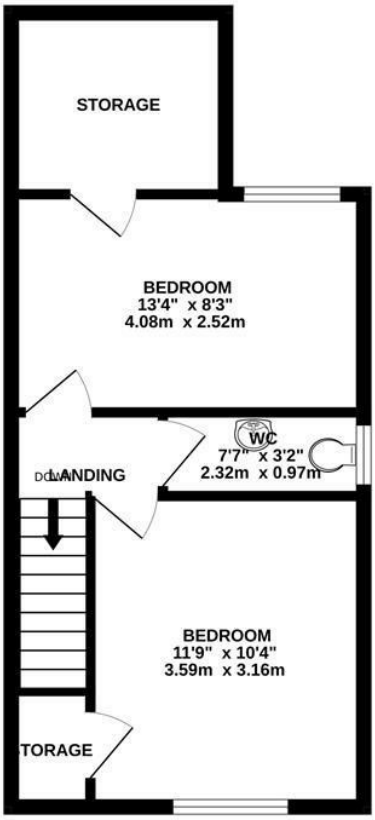




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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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