



**Foxborough Gardens,
Bristol, BS32 0BT**

**PRICE: Asking Price
£260,000**

Property Features

- Two Bedrooms
- Garage
- John Lewis Kitchen
- Cul-De-Sac Location
- Terraced Home
- Double Glazing
- Gas Central Heating

Full Description

Hallway

Double glazed obscure door to hallway with stairs rising to 1st floor landing, radiator, under stairs storage cupboard and doors to;

Kitchen

10'10" x 6'1" (3.32 x 1.87)

Double glazed window to front a range of wall and base units with work surface over, Neff five ring gas hob with Neff electric oven under, integrated appliances include a Neff dishwasher and a Neff fridge freezer and washing machine. Stainless steel one and a half bowl sink with drainer and mixer tap. Tiled splashback, extractor fan, pull out larder cupboard and display cabinets. Radiator.

Lounge/Diner

14'8" 12'2" (4.49 3.72)

Double glazed patio doors to rear garden, two radiators.

Landing

Access to loft and doors to;

Bedroom 1

12'2" x 10'9" (3.71 x 3.28)

Double glazed window to rear and radiator.

Bedroom 2

12'2" x 7'10" (3.72 x 2.4)

Double glazed window to front, radiator, over stairs storage cupboard housing a Vaillant combination boiler.

Bathroom

Suite comprising of a panelled bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low level WC, part tiled walls, extractor fan and shaver point.



Gardens

To the front can be found lawn and gravelled areas, a storage cupboard and pathway leading to the front door. The rear garden is mainly laid to decking, decorative gravel and paving enclosed by fencing and with summer house.

Garage

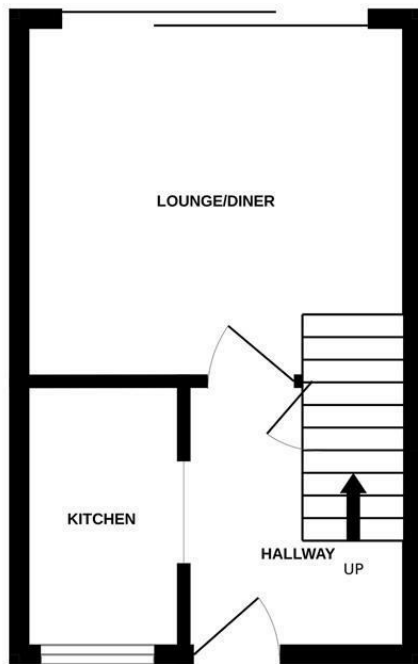
With up and over door. Designated off street parking space.



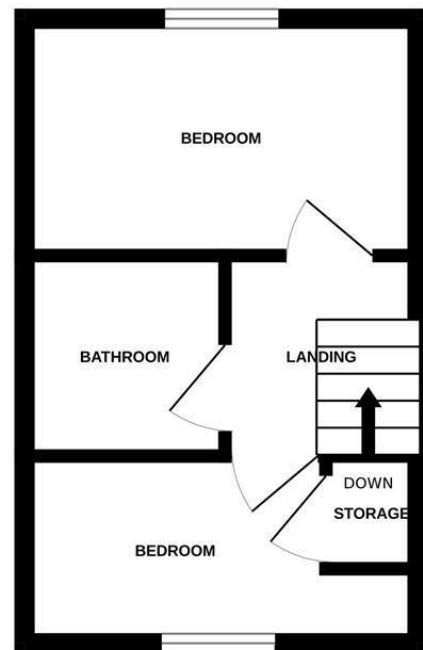
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO 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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