



**Rathbone Close,  
Bristol, BS36 2TN**

**PRICE: Offers In  
Excess Of £425,000**

## Property Features

- Semi Detached Dormer Bungalow
- 3/4 Bedrooms
- Lounge/Dining Room
- Ground Floor Bathroom
- En-Suite Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Private Rear Garden
- Two Workshops
- Cinema/Gym

## Full Description

### Entrance Porch

Entrance via UPVC double glazed door with obscure glazed inset to entrance porch, UPVC double glazed window to front aspect, tiled floor, wooden glazed door to

### Entrance Hall

Tiled floor, double radiator, built in cupboard, stairs to first floor accommodation.

### Kitchen

10'7 x 10'7 (3.23m x 3.23m)

UPVC double glazed window to rear aspect, UPVC double glazed door to utility room, built in larder, range of fitted wall and base units with laminate work surfaces over, integral fridge and freezer, space for gas range cooker, stainless steel sink unit with mixer tap, double radiator, tiled splash backs, tiled floor.

### Utility Room

11'5 x 4'4 (3.48m x 1.32m)

UPVC double glazed window to rear aspect, UPVC obscure double glazed door to rear garden, built in cupboards, plumbing for washing machine and dishwasher, spot lighting.

### Living Room Area

13'9 x 12'3 (4.19m x 3.73m)

Fire place with wooden surround and stone hearth, double radiator, wall light points.

### Dining Area

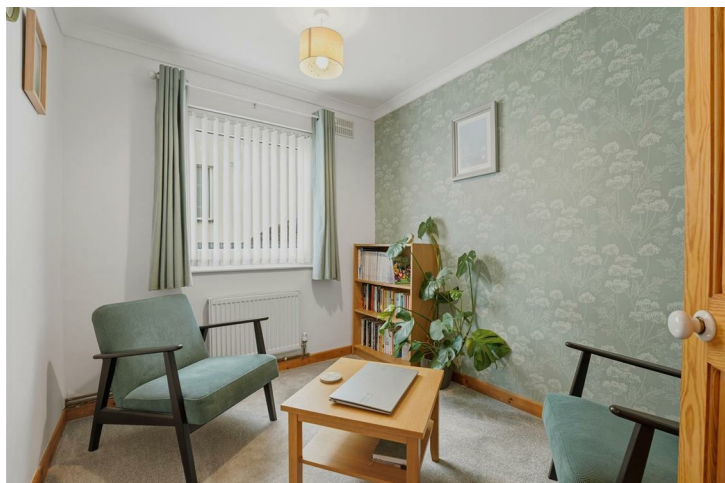
13'9 x 6'6 (4.19m x 1.98m)

UPVC double glazed doors to rear garden, two Velux windows, archway to kitchen.

### Study/Bedroom

10'2 x 7'8 (3.10m x 2.34m)

UPVC double glazed window to side aspect, double radiator, coving.



**Bathroom**

7'5 6'8 (2.26m 2.03m)

Obscure UPVC double glazed window to side aspect, white suite comprising pedestal wash hand basin, WC, panelled bath with shower over, spot lighting, heated towel rail, part tiled walls, tiled floor.

**Bedroom**

10'10 x 9'10 (3.30m x 3.00m)

Two UPVC double glazed windows to front aspect, double radiator, coving.

**Bedroom**

12'6 x 10'7 (3.81m x 3.23m)

UPVC double glazed window to front aspect, double radiator, built in desk with shelving.

**Landing**

Door to -

**Principle Bedroom**

23'6 x 17'9 (7.16m x 5.41m)

Two UPVC double glazed windows to rear aspect, two radiators,

**En-Suite Bathroom**

UPVC obscure double glazed window to rear aspect, white suite comprising panelled bath with rain shower and hand held shower, WC, pedestal wash hand basin, WC, part tiled walls, tiled floor.

**Rear Garden**

Laid to patio seating area, step up to lawn area with established trees and shrubs, outside tap, storage shed, secret shingle seating area with bamboo cover, side gate providing access to front garden.

**Front Garden**

Laid to blocked paved driveway providing off street parking for 2 cars, double gates leading to rear garden, shrub borders with established planting.

**Work shop**

Two work shop areas with power and light.

**Cinema/Gym**

14'4 x 10'2 (4.37m x 3.10m)

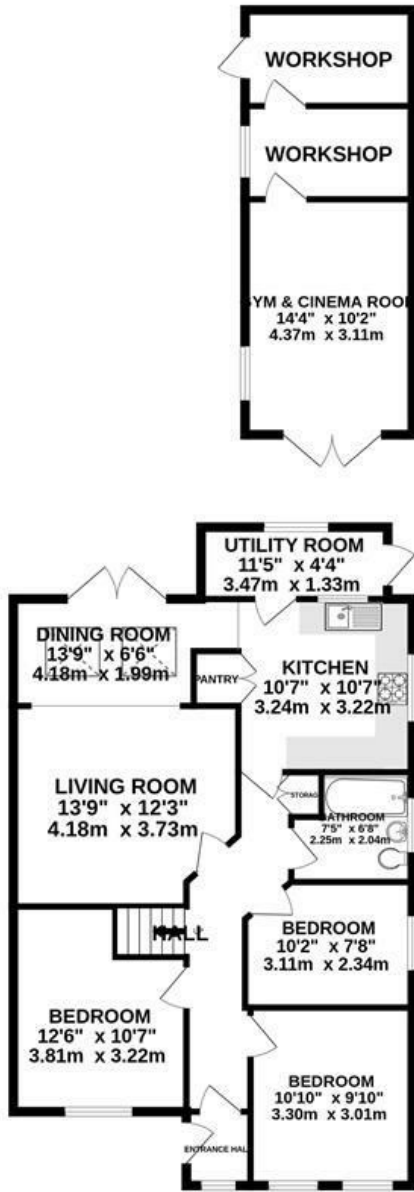
Double doors to cinema/gym room (formally garage) power and light.



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			
		71	81
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR  
1136 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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