



**School Road,  
Bristol, BS36 2BX**

**PRICE: £745,000**

## Property Features

- Former Lodge
- Four Double Bedrooms
- Lounge with Inglenook Fire Place
- En-Suite Shower Room
- Cloakroom
- Study with Cloakroom
- Kitchen/Dining Room
- Summer House and Garage
- Gas Central Heating
- No Onward Chain

## Full Description

### Entrance Hall

UPVC door with obscure glass inset and matching side panel to entrance hall, stairs to first floor accommodation, tiled floor, double radiator, oak doors to Bedroom 1, Living room and cloakroom.

### WC

Extractor fan, WC, pedestal wash hand basin, spot lights, tiled floor, half tiled walls.

### Bedroom 1

17'2 x 9'7 (5.23m x 2.92m)

Double glazed windows to front & side aspect, spot lighting, laminate flooring, double radiator, oak door to en-suite.

### En-Suite Shower Room

8'11 x 6'6 (2.72m x 1.98m)

Obscure UPVC double glazed window to rear aspect, cupboard housing central heating boiler, WC, wash hand basin with vanity unit under, part tiled walls, spot lighting, walk in double shower cubicle with rain shower and additional shower, heated towel rail.

### Kitchen/Breakfast Room

21'9 x 12'0 (6.63m x 3.66m)

Double glazed leaded window to front aspect, double glazed window to side aspect, window seat, panelling do dado height, parquet flooring, exposed beams, double radiator, spot lighting, freestanding dresser style unit, island with tiled work surfaces, part tiled walls, 13/4 sink unit with mixer tap, plumbing for washing machine and dish washer, space for range style cooker, door to living room.

### Utility Area

7'4" x 5'2" (2.24 x 1.57)

Doubled glazed leaded window ton side aspect, door to side garden, overhead cupboards, space for fridge and freezer, part tiled walls, stone flooring.



**Living Room**

19'0 x 14'9 (5.79m x 4.50m)

Double glazed window to side & bi-fold doors to garden, feature vaulted ceiling with exposed timbers, inglenook style fire place with wood burning stove, parquet flooring, door to study.

**Study**

14'9 x 8'8 (4.50m x 2.64m)

UPVC double glazed window to rear aspect, wood flooring, vaulted ceiling with exposed beams, double radiator.

**Cloakroom**

Fully tiled, WC, pedestal wash hand basin, extractor fan.

**Bedroom 2**

12'11" x 11'10" (3.94 x 3.61)

Double glazed leaded window to front aspect & feature porthole window to rear, double radiator, spot lighting.

**Bedroom 3**

10'10" x 8'4" (3.3 x 2.54)

Double glazed leaded window to front aspect, vaulted ceiling, double radiator, spot lighting.

**Bedroom 4**

12'8 x 8'9 (3.86m x 2.67m)

Double glazed window to rear aspect, double radiator, vaulted ceiling, spot lighting.

**Bathroom**

7'7 x 6'7 (2.31m x 2.01m)

Obscure double glazed window to front aspect, white suite comprising WC, hand wash basin with vanity unit under, part tiled walls, tiled floor, extractor fan, heated towel rail.

**Front Garden**

Mainly laid to lawn with various shrubs & planted borders, Paved driveway providing off street parking for several cars.

Gated access to both sides of the property.

**Rear Garden**

Southerly facing. paved seating area, summer house with power,

**Garage**

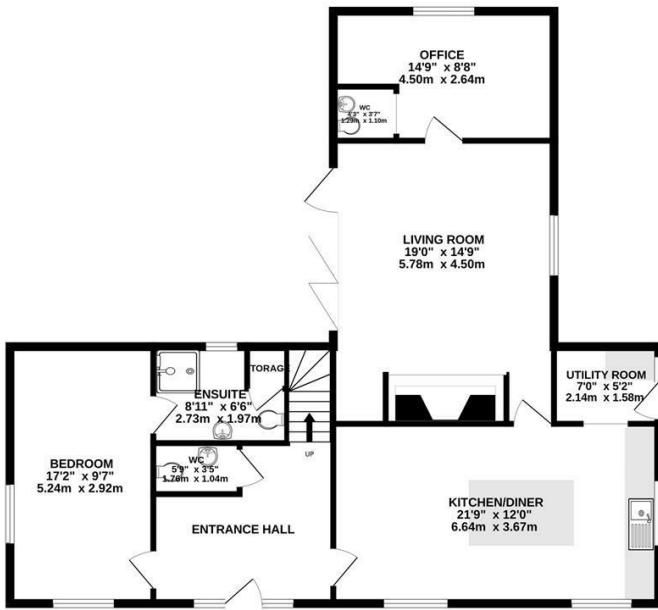
Electric roller door, power and light.



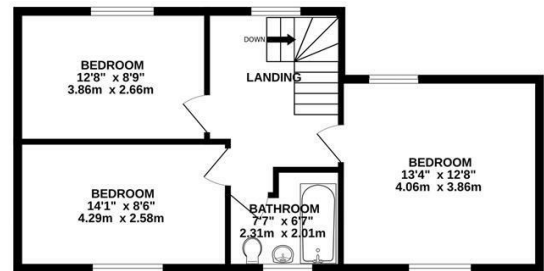
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		41	47
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 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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