



**Pendock Road,
Bristol, BS36 1EF**

**PRICE: Asking Price
£350,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Living Room
- Kitchen
- Dining/Family Room
- Detached garage
- Front & Rear Gardens
- In Need of Modernisation
- No Onward Chain

Full Description

Entrance Hall

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

Living Room

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

Double glazed window to the front, radiator, feature fireplace.

Kitchen/Diner

19' x 10'2 (5.79m x 3.10m)

Double glazed window to the rear, double glazed door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, space for fridge, space for freezer, space for dishwasher, space for washing machine, one and a half bowl stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, built in double electric oven, electric hob, display cabinets, tiled flooring.

Conservatory

9'10 x 7'7 (3.00m x 2.31m)

Double glazed windows to the side and rear, door to the side, two radiators, laminate flooring.

Landing

Double glazed window to the side, access to the loft space.

Bedroom One

14'6 x 10'7 (4.42m x 3.23m)

Double glazed window to the front, radiator.

Bedroom Two

10'7 x 9'5 (3.23m x 2.87m)

Double glazed window to the rear, built in wardrobe, radiator.



Bedroom Three
9'7 x 8'5 (2.92m x 2.57m)
Double glazed window to the front, radiator.

Bathroom
Double glazed obscure window to the rear, panelled bath with shower over, vanity wash hand basin, radiator, low level w.c., extractor, fully tiled walls, radiator.

Garage
With up and over door.

Rear Garden
Lawned area, planted borders, block paved area, path to the rear.

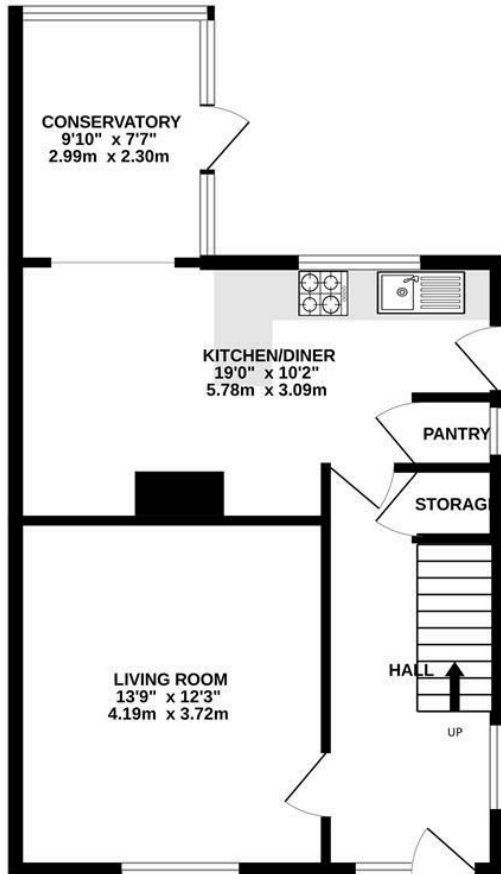
Front Garden
Lawned area, planted border, side access gate, block paved area providing off street parking leading to the garage.



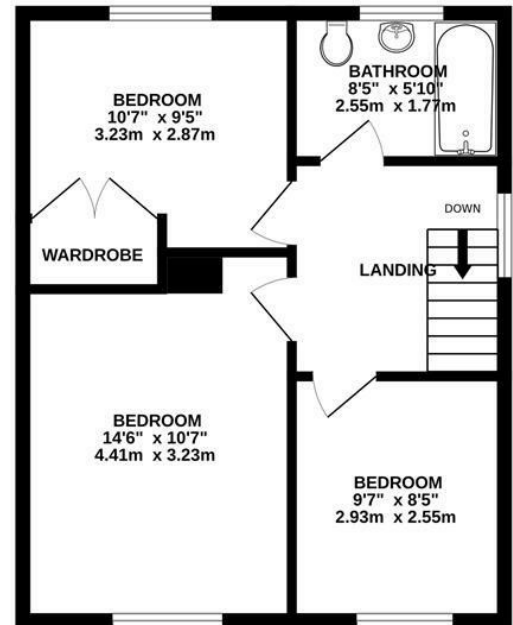
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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 and 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