



**Church Road,
Frampton Cotterell, BS36 2AQ**

**PRICE: Offers In
Excess Of £350,000**

Property Features

- Two Bedroom Maisonette
- Living Room
- Kitchen
- Modern White Bathroom
- Gas Central Heating
- Parking
- No Chain
- Village Location
- Close To Amenities
- Freehold

Full Description

Entrance Hall

Entrance via UPVC door with obscure stained glass panel to entrance hall, wooden window to side aspect, consumer unit, double radiator, under stairs storage, stairs to first floor accommodation.

Landing

Split level landing, access to loft space, double radiator, exposed beams, sky light, laminate flooring, spot lighting, doors to all accommodation.

Living Room

16'5 x 13'3 (5.00m x 4.04m)

Spot lighting, access to loft space, double radiator, exposed beams, laminate floor.

Kitchen

10'7 x 10'2 (3.23m x 3.10m)

UPVC double glazed window to front aspect, Valiant boiler, range of fitted wall and base units with laminate roll edge work surfaces, 1 1/2 bowl sink unit with mixer tap, built in electric oven and gas hob with cooker hood over, integral dishwasher, space for fridge and freezer, spot lighting, tiled splash backs.

Bedroom 1

13'3 x 10'8 (4.04m x 3.25m)

UPVC double glazed window to front aspect, recessed feature alcove, double radiator, laminate floor, built in double wardrobe providing shelving and hanging space.

Bedroom 2

11'4 x 10'2 (3.45m x 3.10m)

UPVC double glazed window to rear aspect, double radiator, laminate flooring.

Bathroom

7'11 x 6'10 (2.41m x 2.08m)

Obscure UPVC double glazed window to rear aspect,



white suite comprising panelled bath with shower over, wash hand basin, WC, laminate floor, tiled splash backs, spot lighting, extractor fan, heated towel rail.

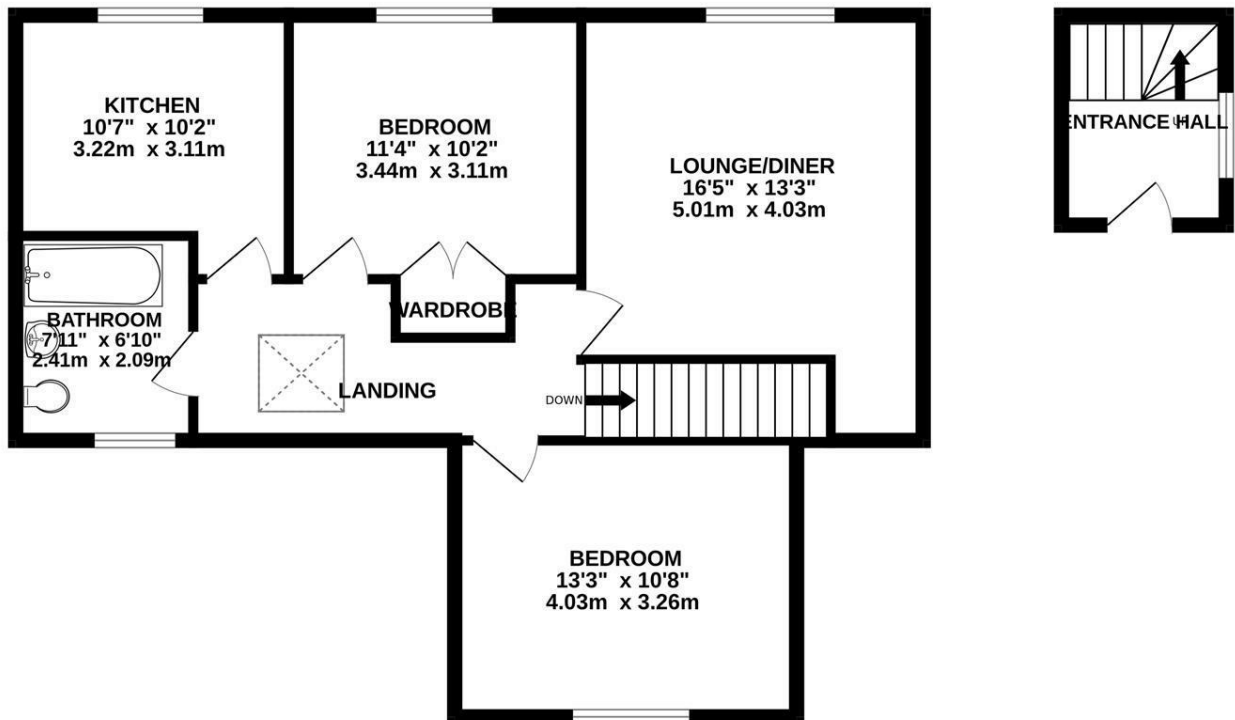


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		
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England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



4 Flaxpits Lane
Winterbourne
Bristol
BS36 1JX

www.aj-homes.co.uk
info@aj-homes.co.uk
01454 252140

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.