



**Down Road,
Bristol, BS36 1BZ**

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

Property Features

- Three Bedroom Home
- Two Reception Rooms
- 15' Kitchen/Breakfast Room
- 18ft Living Room
- Two Off Street Parking Spaces
- Beautifully Presented Throughout
- Enclosed Rear Garden
- Popular Location
- Early Viewing Recommended



Full Description

ENTRANCE HALL

Double glazed door to front with double glazed side window and double glazed window to front, radiator.

LIVING ROOM

18'3" x 10'11" (5.56 x 3.33)

Double glazed window to the front, two radiators, television point, telephone point, recessed spotlights, staircase to first floor.



KITCHEN

15'11" x 9'5" (4.85 x 2.87)

Double glazed door to rear, double glazed window to rear, single drainer one and a half bowl sink unit, range of wall and base units with laminate worktops and upstands, inset electric hob, extractor fan, built in electric oven, plumbed for dishwasher and washing machine, LED kick board lighting, recessed spotlights, cupboard housing gas boiler, tiled floor.



DINING ROOM

16'11" x 7'8" (5.16 x 2.34)

Double glazed door to rear with two double glazed side windows, radiator, television point, wood effect laminate flooring, recessed spotlights.

LANDING

11'9" x 9'1" (3.58 x 2.77)

Built in storage cupboard, loft access, recessed spotlights.

BEDROOM ONE

11'9" x 9'1" (3.58 x 2.77)

Double glazed window to front, fitted wardrobe, radiator, television point, recessed spotlights.



BEDROOM TWO

11'8" x 11'6" (3.56 x 3.51)

Double glazed window to rear, radiator, television point, range of fitted wardrobes, recessed spotlights.

BEDROOM THREE

8'8" x 8'8" (2.64 x 2.64)

Double glazed window to front, radiator.

BATHROOM

6'7" x 6'5" (2.01 x 1.96)

Double glazed window to rear, low level WC, panelled bath with shower over, pedestal hand basin, chrome heated towel rail, recess spotlights.

FRONT GARDEN

Mainly laid to lawn with area laid to chippings, stone wall and fence surround.

REAR GARDEN

Paved patio area, astro turf area, outside power point, outside light ,tap, gated rear access, storage shed, raised planted borders.

PARKING

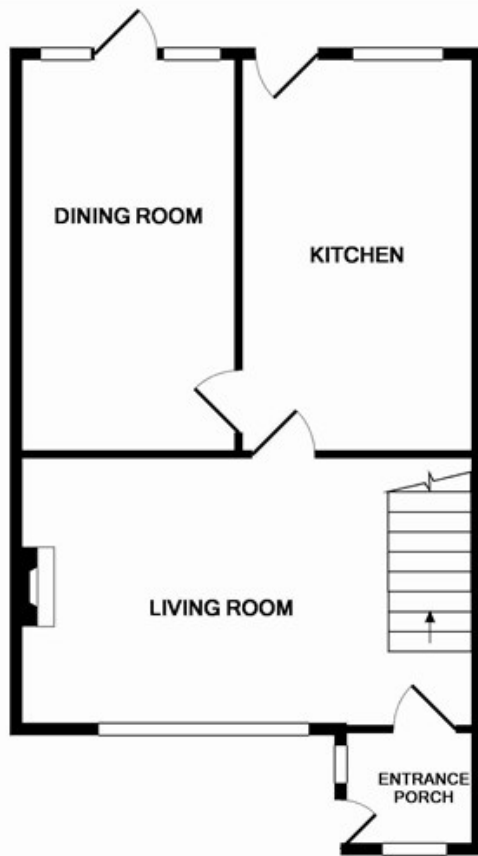
Two off street parking spaces to the rear.



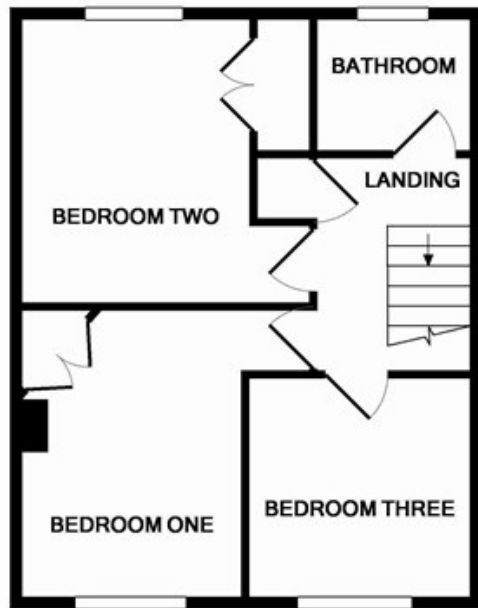
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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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