



**St. Francis Drive,
Bristol, BS36 1LN**

**PRICE: Asking Price
£385,000**

Property Features

- Semi Detached Bungalow
- Two Bedrooms
- Living Room
- Kitchen
- 20' Conservatory
- Garage
- Good Size Rear Garden
- Popular Location
- No Onward Chain

Full Description

Entrance Hall

Laminate flooring, dado rail, coved and textured ceiling, access to the loft space with ladder (part boarded with power and light, two velux windows, boiler in loft), built in storage cupboard.

Living Room

15'2 x 10'10 (4.62m x 3.30m)

Double glazed leaded light window to the front, two radiators, feature fireplace with gas fire, coved and textured ceiling.

Kitchen

11'11 x 10'11 (3.63m x 3.33m)

Double glazed obscure leaded light window to the side, fitted with a range of wall and base units with roll edge work-surfaces over, display cabinets, tiled splash-backs, built in electric oven and gas hob with extractor over, ceramic sink and drainer unit with mixer tap over, coved and textured ceiling, integrated fridge/freezer, integrated dishwasher.

Bedroom One

13'9 x 9'3 (4.19m x 2.82m)

Double glazed French doors to the rear, radiator, fitted wardrobes with hanging space and shelving, radiator, coved and textured ceiling, dado rail.

Bedroom Two

12'6 x 8'7 (3.81m x 2.62m)

Double glazed leaded light window to the front, radiator, coved and textured ceiling.

Bathroom

Double glazed obscure leaded light window to the side, walk in bath with shower over, low level w.c., wall mounted wash hand basin, coved and textured ceiling, extractor fan.

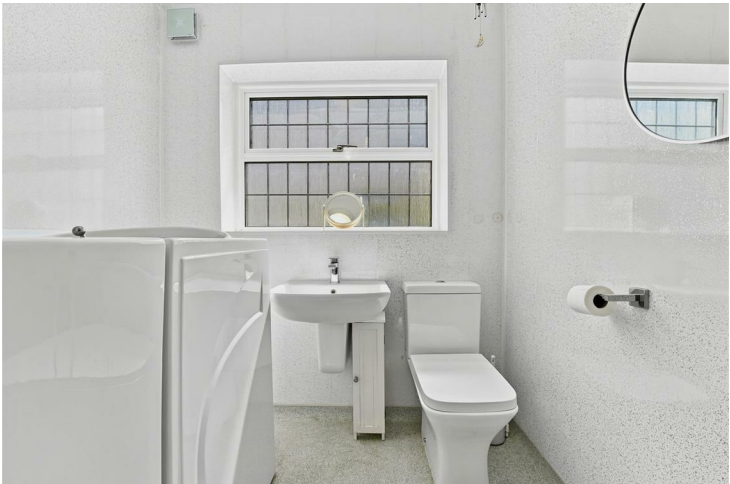


Conservatory
20'10 x 10'11 (6.35m x 3.33m)
Double glazed windows to the rear and side, two radiators, double glazed French doors to the rear, air conditioning unit.

Rear Garden
Good sized rear garden, enclosed by fencing, two sheds (one with power), outside power point, paved patio area, decking area, lawned area, tap, lighting, door to the garage.

Garage
With up and over door, power and lighting, window to the rear, door to the side.

Front
Block paved drive leading to garage providing off street parking, gravelled area, tap to the side, planted borders, lighting.



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
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA - 892 sq.ft. (82.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not 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.
Made and Measured 11/2019

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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