aj homes










**Church Road,**
**BRISTOL, BS36 2AH**

**PRICE: £400,000**

## Property Features

- **Town House**
- **Four Bedrooms**
- **Corner Plot**
- **Central Village Location**
- **Kitchen/Diner**
- **Beautifully Presented**
- **Off Street Parking**
- **Car Charging Point**





# Full Description

Hallway
Double glazed UPVc door to hall with stairs rising to first floor landing, wooden flooring, radiator, doors leading to:

Living Room
16' 2" x 12' 3" (4.93m x 3.73m) Dual aspect triple glazed bay windows to side & front, two radiators, under stairs storage cupboard, tv point, telephone point, coving.



Kitchen/Diner
20' 7" x 15' 11" (6.27m x 4.85m) Double glazed bay window to the side, double glazed window to the rear, double glazed French doors to the rear, two double glazed Velux windows, wooden effect flooring, a range of wall & base units with roll edge work surfaces over, tiled splash backs, stainless steel sink & drainer unit with mixer tap over, integrated fridge/freezer, built in oven & hob with extractor over, integrated microwave, integrated dishwasher, coved ceiling, built in breakfast bar, built in ironing board, plinth heater, radiator.

Cloak Room
Low level WC, wall mounted wash hand basin, plinth heater, extractor fan.



Landing
Storage cupboards & boiler cupboard housing boiler, stairs rising to second floor landing, coved ceiling, doors leading to:

Bedroom 1
16' x 10' 6" (4.88m x 3.2m) Dual aspect, triple glazed windows to the front, double glazed bay window to the side, coved ceiling, radiator.

Bedroom 2
10' 11" x 8' 8" (3.33m x 2.64m) Double glazed window to the rear, coved ceiling, radiator.

Bathroom
Double glazed window to side, suite comprising of a pedestal hand wash basin with mixer tap, low level WC, panelled bath with mixer tap & shower attachment, radiator, extractor fan, coving, part tiled walls, built in storage cupboard.

Landing 2
Radiator, light tunnel, doors leading to:

Bedroom 3
14' 3" x 7' 2" (4.34m x 2.18m) Double glazed window, vaulted style ceiling, radiator, eaves storage, coving.

Bedroom 4
11' 4" x 7' 9" (3.45m x 2.36m) Two double glazed velux windows to rear, vaulted style ceiling, eaves storage, radiator.

Shower Room
Suite comprising of low level WC, hand wash basin, fully tiled shower cubicle with electric shower, extractor fan, coving and light tunnel.

Front Garden
Laid to lawn with pathway leading to front door, allocated parking to the side of the properties for two vehicles.

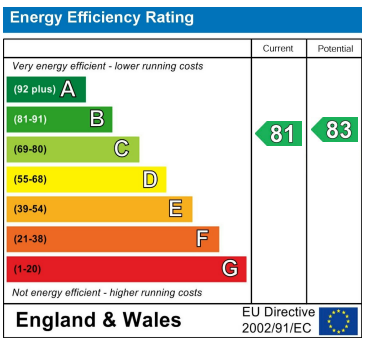
Rear Garden
Enclosed by fencing & walling, lawned area, block paved path to the side, side access gate, lighting. Summer house with light and power. Two sheds & rear access to two off street parking space with car charging point.

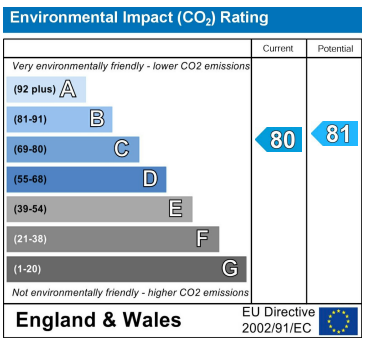




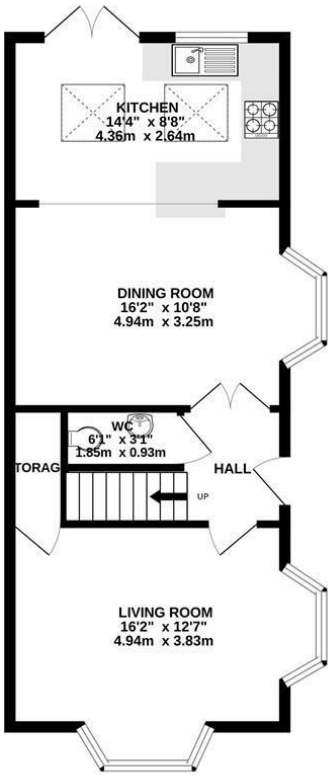




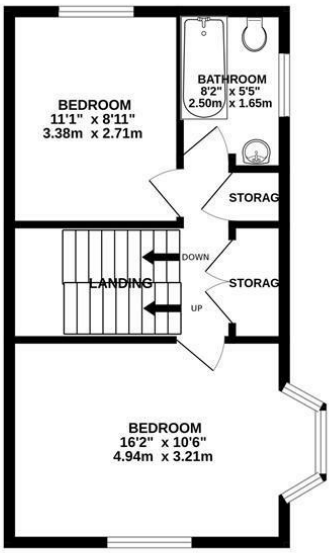


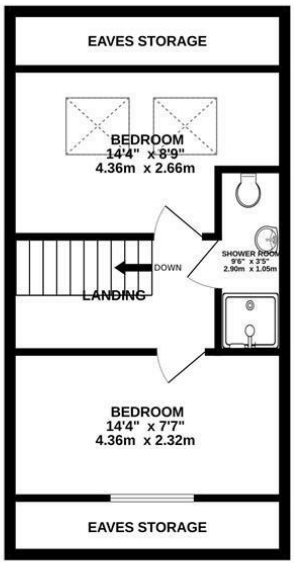
GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.




1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.




2ND FLOOR
404 sq.ft. (37.6 sq.m.) approx.




TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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