



**Frampton End Road,  
Bristol, BS36 2JY**

**PRICE: £495,000**

## Property Features

- Detached Chalet Bungalow
- 3/4 Bedrooms
- Living Room
- Downstairs Bathroom
- Garage & Driveway
- Work Shop & Greenhouse
- Established Garden with Vegetable Plot
- Backing Onto Countryside
- No Onward Chain



## Full Description

### Entrance Hall

Entrance via UPVC double glazed door with obscure glass side panels to entrance hall, radiator, central heating thermostat, radiator, cupboard housing central heating boiler, doors to all ground floor accommodation.



### Living Room

13'11 x 11'9 (4.24m x 3.58m)

UPVC double glazed bay window to front aspect, original stained glass window, wall light points, radiator, feature fireplace with wood burning stove.



### Kitchen/Breakfast Room

13'3 x 9'10 (4.04m x 3.00m)

2 x UPVC double glazed windows to rear and side aspects, UPVC double glazed door to rear garden, range of fitted and wall and base units, with laminate work surfaces over and breakfast bar, inset sink unit with drainer, integral oven and hob with cooker hood, integral fridge/freezer, space for freestanding appliances, stairs to first floor accommodation.

### Reception Room/Bedroom 1

11'7 11'1 (3.53m 3.38m )

UPVC double glazed patio sliding doors to rear garden, tall radiator.



### Bedroom 2

12'2 x 11'1 (3.71m x 3.38m)

UPVC double glazed window to front aspect, radiator.

### Inner Hallway

UPVC double glazed window to side aspect, stairs to first floor accommodation.

### Bathroom

Obscure UPVC double glazed window to rear aspect, wash hand basin with vanity unit under, WC, panelled bath with glass shower screen and shower over, heated towel rail, extractor fan.

### Landing

Spot lighting, access to loft eaves. doors to all first floor accommodation.

### Bedroom 3

11'10 x 9'2 (3.61m x 2.79m )

UPVC double glazed window to rear aspect, radiator.

### Bedroom 4

9'10 x 9'3 (3.00m x 2.82m)

UPVC double glazed window to side aspect, radiator.

### Front Garden

Double gates leading to driveway and garage, gate providing access to rear garden, enclosed by wall with a variety of mature shrubs.

### Rear Garden

Laid to extensive lawn areas with raised shrub borders, established trees and shrubs, pathway to side gate and steps leading to vegetable patch with greenhouse with views over countryside.

### Garage

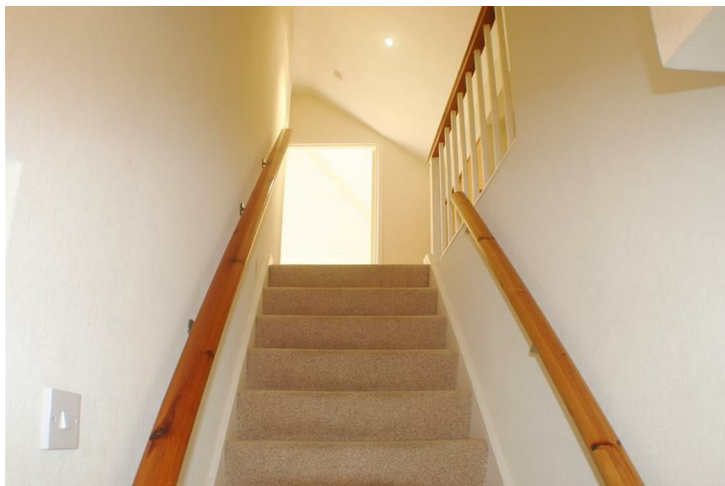
15'0 x 7'9 (4.57m x 2.36m )

Up and over door, power and light, garage roof replaced 2007.

### Workshop

4'2 x 5'3 (1.27m x 1.60m)

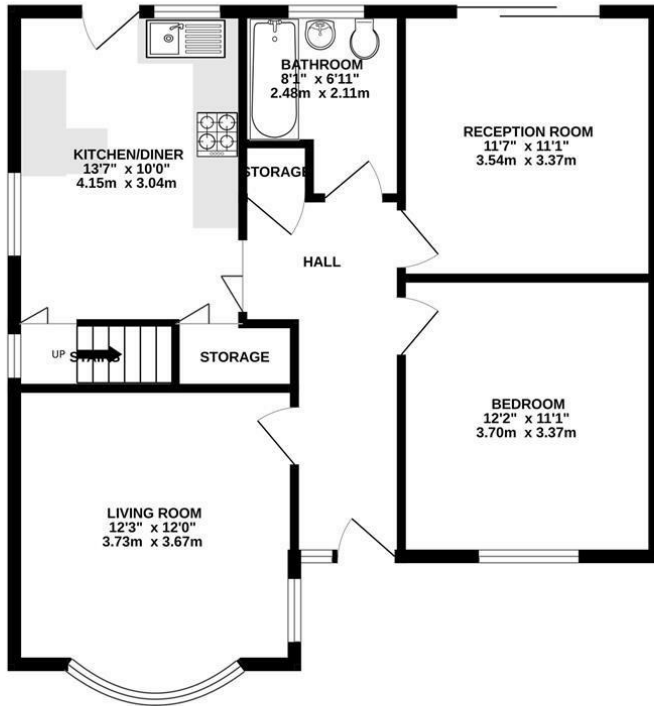
Wall light and shelving.



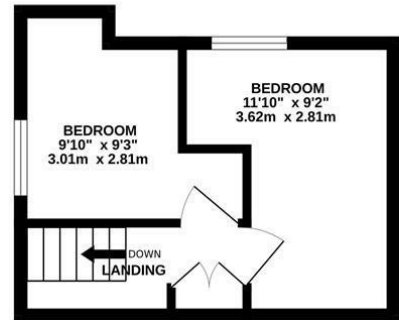
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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 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