



**Badminton Road,
Bristol, BS36 2SZ**

**PRICE: Offers In
Excess Of £375,000**

Property Features

- Three Bedroom Home
- Semi-Detached
- No Onward Chain
- Kitchen/Dining Room
- Conservatory
- Gas Central Heating
- UPVC Double Glazing
- Private Rear Garden
- Off Street Parking
- Garage

Full Description

Entrance Hall

Entrance via UPVC double glazed sliding door to entrance porch, light, UPVC double glazed door with obscure inset and matching side panel to entrance hall, stairs to first floor accommodation, cupboard housing consumer unit and meters, , double radiator, central heating thermostat, glazed door to lounge.

Living Room

14'8 x 12'8 (4.47m x 3.86m)

UPVC triple glazed window to front aspect, double radiator, wall light points, coving, feature fire place with electric fire, opening to

Kitchen/Dining Room

19'2 x 10'8 (5.84m x 3.25m)

UPVC double glazed patio sliding doors to conservatory, double radiator, coving, UPVC double glazed window to rear aspect, fitted wall and base units with composite work surfaces over, sink unit with mixer tap, space for washing machine, dishwasher and washing machine. electric oven with cooker hood over, tiled splash backs.

Conservatory

15'0 x 8'11 (4.57m x 2.72m)

UPVC double glazed windows to two sides, UPVC double glazed French doors to rear garden, radiator.

Landing

UPVC double glazed window to side aspect, access to loft space, airing cupboard housing central heating boiler, doors to all first floor accommodation.

Bedroom 1

13'2 x 11'10 (4.01m x 3.61m)

UPVC triple glazed window to front aspect, double radiator, fitted wardrobes with sliding doors providing shelving and hanging space.



Bedroom 2
13'2 x 8'6 (4.01m x 2.59m)
UPVC double glazed window to rear aspect, double radiator, built in wardrobes providing shelving and hanging space.

Bedroom 3
8'6 x 7'8 (2.59m x 2.34m)
UPVC double glazed window to front aspect, double radiator. wall light point.

Shower Room
7'5 x 5'7 (2.26m x 1.70m)
Obscure UPVC double glazed window to rear aspect, white suite comprising walk in shower cubicle with Mira shower, wash hand basin with vanity unit under, WC, heated towel rail, spot lights, fully tiled walls, extractor fan.

Front Garden
Laid to shingle off street parking, pathway to front door and side access, established trees.

Rear Garden
Enclosed by fence panels, laid mainly to lawn with two patio seating areas, pathway to gates providing rear and side access, hardstanding with shed providing lighting and electricity, outdoor socket and light,.

Garage
In a block, up and over door.



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		
	72	79
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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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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