



**Woodend Road,  
Bristol, BS36 2JE**

**PRICE: Asking Price  
£425,000**

## Property Features

- Semi Detached Stone Built Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Cloakroom
- Utility Area
- Good Size Rear Garden
- Detached Single Garage & Off Street Parking
- Solar Panels & Planning for Extension (PT15/2591/F)
- Overlooking Park
- No Onward Chain

## Full Description

### Entrance Hall

Stairs rising to the first floor landing, radiator, smoke detector.

### Dining Room

11'11 x 10'3 (3.63m x 3.12m)

Double glazed window to the front, telephone point, feature fireplace, wooden flooring.

### Living Room

14'10 x 12'5 (4.52m x 3.78m)

Double glazed window to the front, feature fireplace, built in shelving, radiator, wooden flooring.

### Lobby

Double glazed door to the rear, tiled flooring, textured ceiling.

### Cloakroom

Double glazed obscure window to the rear, tiled flooring, low level w.c.

### Utility Area

Space for appliance, space for freezer, shelving, tiled flooring.

### Kitchen

12'5 x 7'10 (3.78m x 2.39m)

Two double glazed windows to the rear, fitted with a range of wall and base units with roll edge work surfaces over, built in double electric oven and gas hob with extractor over, tiled flooring, space for washing machine, space for dishwasher, heated towel rail, extractor, stainless steel single drainer sink unit with mixer tap over, tiled splash-backs.

### Landing

Landing double glazed window to rear, radiator, access to loft doors to.



### Bedroom One

13'11 x 12'5 (4.24m x 3.78m)

Double glazed window to front, fitted wardrobe with sliding doors, Radiator.

### Bedroom Two

13'6 x 11'11 (4.11m x 3.63m)

Double glazed window to front, radiator.

### Bedroom Three

12'5 x 8'9 (3.78m x 2.67m)

Double glazed windows to rear radiator

### Bathroom

Double glazed obscure window to rear, bathroom comprising of panelled bath with mains fed shower over, low-level WC, pedestal hand wash basin with mixer tap, spotlights and extractor fan, heated towel rail.

### Rear Garden

Good sized rear garden, mainly laid to lawn, side access with log and bin store, tap, gravelled area, planted borders, outside storage cupboard, path leading to the rear to gate accessing parking and single garage.

### Garage

Double doors to the front, power and lighting, door to the rear garden.

### Off Street Parking

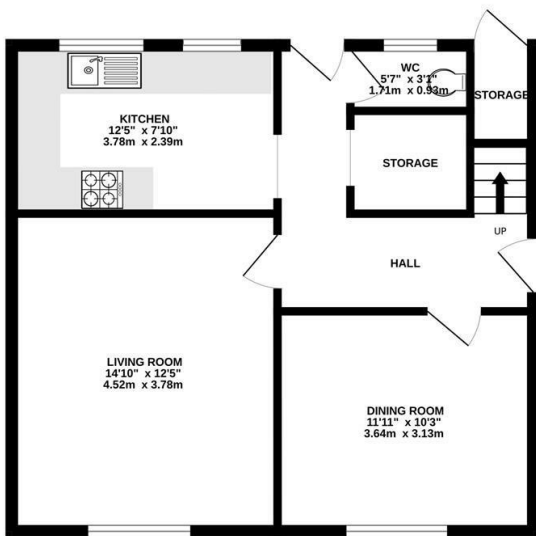
Gravelled area to the rear next to the garage providing off street parking, gate leading into the rear garden.



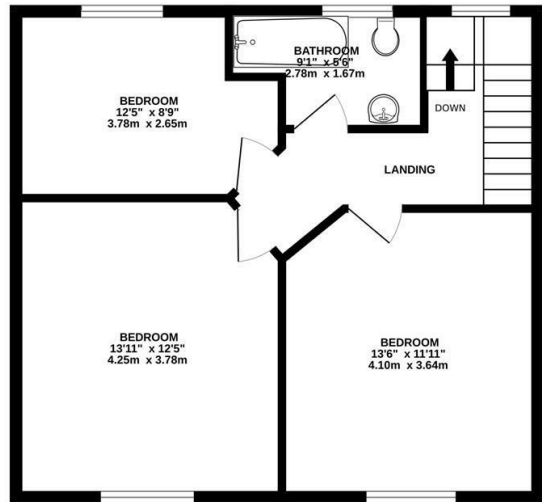
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

GROUND FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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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