



**Rockside Gardens,
Bristol, BS36 2HL**

**PRICE: Asking Price
£365,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Lounge & Dining Room
- Large Kitchen
- Garage & Parking
- Front & Rear Gardens
- Cul-De-Sac Location
- No Onward Chain
- Popular Location

Full Description

Entrance Hallway

Radiator, under stairs storage cupboard (housing boiler), wall mounted fuse box, stairs rising to the first floor landing.

Living Room

13'6 x 12'3 (4.11m x 3.73m)

Double glazed window to the front, feature fireplace, wall light points, radiator, doors to -

Dining Room

12'4 x 10'11 (3.76m x 3.33m)

Double glazed window to the rear, radiator, door to kitchen.

Kitchen

15'9 x 8'8 (4.80m x 2.64m)

Double glazed windows to the rear and side, door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, space for fridge, space for freezer, space for washing machine, space for cooker, radiator, strip lighting, stainless steel single drainer sink unit with mixer tap over, tiled splash-backs.

Landing

Double glazed window to the side, smoke detector, access to the loft space (part boarded with ladder).

Bedroom One

13'6 x 10'11 (4.11m x 3.33m)

Double glazed window to the front, radiator, textured ceiling, built in wardrobes with hanging space and shelving, overhead storage cupboards.

Bedroom Two

12'4 x 10'11 (3.76m x 3.33m)

Double glazed window to the rear, built in siring cupboard housing tank, radiator.



Bedroom Three

9'11 x 7'5 (3.02m x 2.26m)

Double glazed window to the front, textured ceiling, radiator.



Bathroom

7'5 x 5'9 (2.26m x 1.75m)

Double glazed window to the rear, pedestal wash hand basin, panelled bath with shower over, low level w.c., tiled splash-backs, radiator, textured ceiling, extractor.



Garage

Single garage with up and over door.

Front

Covered entrance porch, double gates, laid to lawn, shrub borders, enclosed by wall, driveway leading to the garage providing off street parking.

Rear Garden

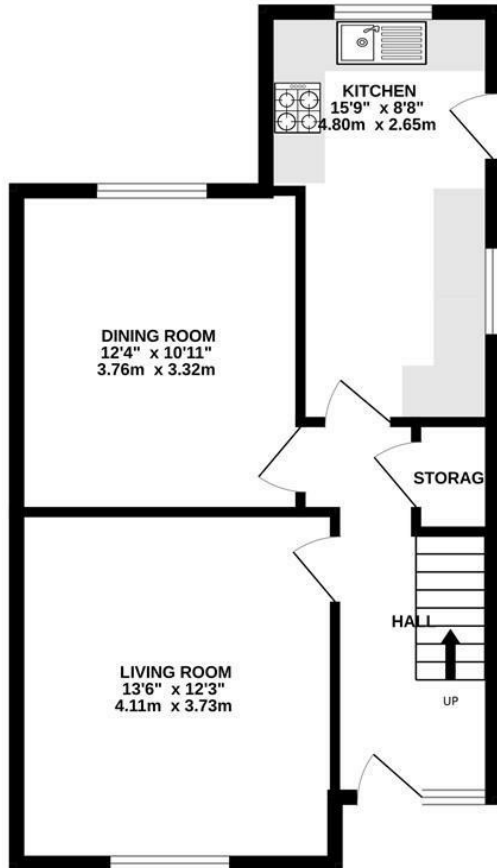
Enclosed by fencing, laid to lawn, planted borders, storage shed.



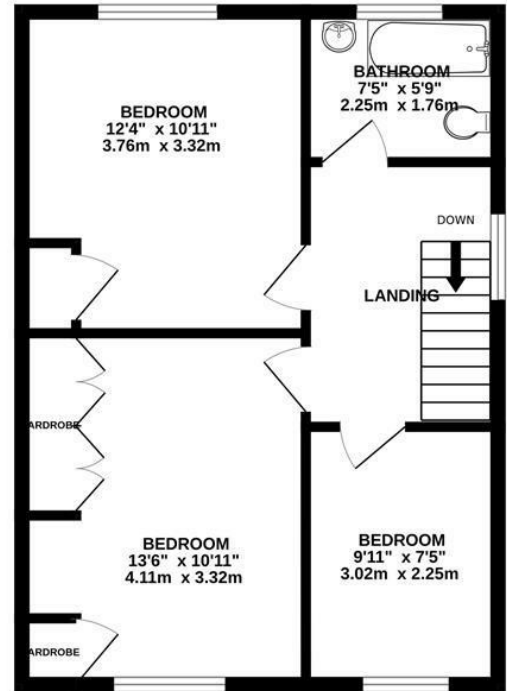
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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 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