



**Lower Chapel Lane,
Bristol, BS36 2RL**

**PRICE: Price Guide
£355,000**

Property Features

- Three Bedroom Semi Detached
- Two Reception Rooms
- Separate Studio/Office
- Gas Central Heating
- UPVC Double Glazing
- Garage & Carport
- Good Size Rear Garden
- Off Street Parking
- Popular Location
- Close to Local Schools, Shops & Park

Full Description

Description

Situated in the village of Frampton Cotterell, this semi-detached property on Lower Chapel Lane offers three well-proportioned bedrooms and two reception rooms.

One of the standout features of this property is the separate studio or office, which presents an excellent opportunity for those who work from home or require additional space for hobbies. This versatile area can be tailored to suit your needs, whether it be a creative workspace or an additional living area.

The outdoor space provides a peaceful setting for outdoor activities or simply enjoying the fresh air. Additionally, the property includes a garage and a carport, providing secure parking and extra storage options.

A wonderful opportunity to enjoy the peaceful village life while being conveniently located near local amenities. With its appealing features, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this home your own.

Entrance Hall

Entrance via UPVC double glazed door with obscure glazed inset and matching side panel to entrance hall, stairs to first floor accommodation, double radiator, laminate flooring, doors to lounge and kitchen.

Lounge

13' x 11'11" (3.96m x 3.63m)

Feature fire place, double glazed window to front aspect, radiator, wall light points.

Kitchen

12'7" x 9'11" (3.84m x 3.02m)

Double glazed window to rear aspect, part obscure glazed door to carport, wall and base units with laminate work surfaces over, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, laminate flooring, built in larder cupboard, integral Bosh oven with gas hob, tiled splash backs, open to -



Dining Room

11'1 x 8'2 (3.38m x 2.49m)

Double glazed French doors to rear garden, laminate flooring, double radiator.

Landing

Obscure double glazed window to side aspect, access to loft space, airing cupboard housing central heating boiler.

Bedroom One

13' x 10' (3.96m x 3.05m)

Double glazed window to the front, laminate flooring, radiator.

Bedroom Two

11'1 x 10' (3.38m x 3.05m)

Double glazed window to the rear, radiator.

Bedroom Three

8'5 x 8' (2.57m x 2.44m)

Double glazed window to the front, radiator.

Bathroom

Two double glazed obscure windows to the rear, panelled bath with shower over, vanity wash hand basin, low level w.c., heated towel rail, ceiling spot lights, extractor fan, tiled splash-backs.

Outside Front

Hard-standing and gravelled area providing off street parking, double wooden gates leading to carport and garage.

Garage

With up and over door, power and lighting.

Studio/Home Office

Double glazed windows to the side and rear, ceiling spot lighting, power.

Rear Garden

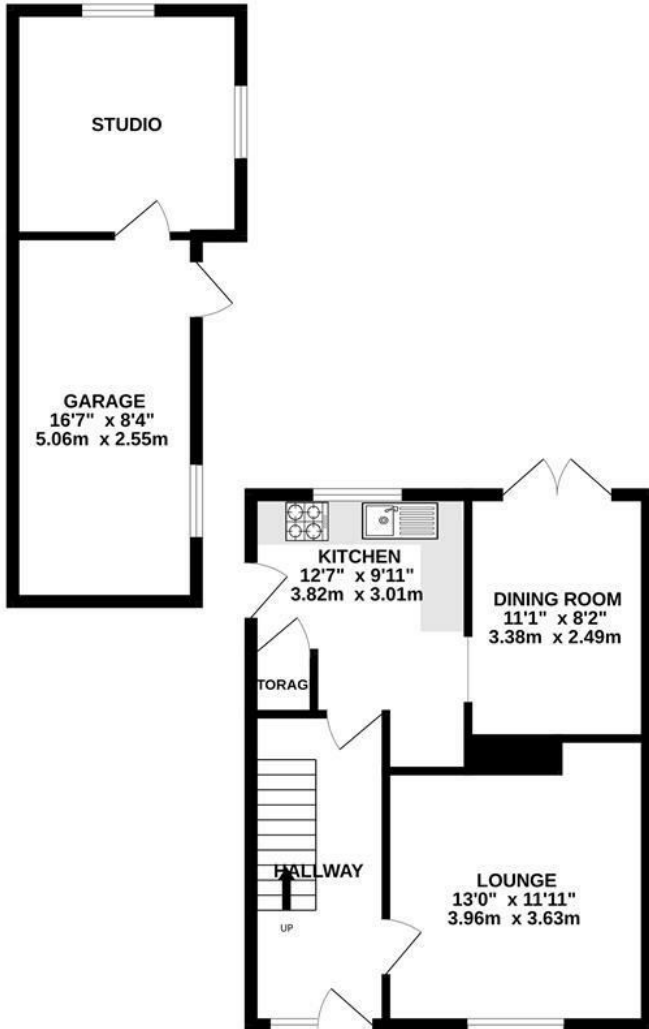
Good Sized rear garden, paved patio area, raised planted borders, pond, tap, door to the garage, pathway to 'secret garden' laid to lawn with mature shrubs and trees, planted borders.



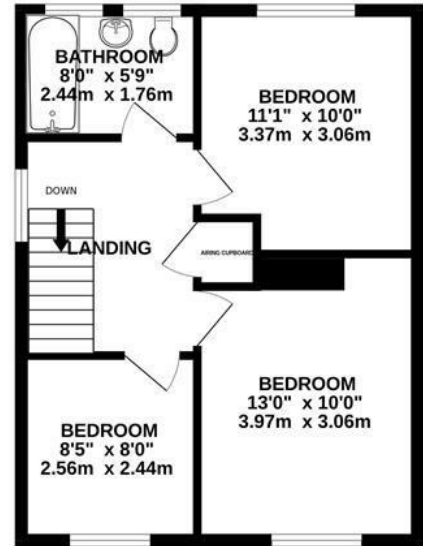
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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