



**Bradley Avenue,
Bristol, BS36 1HR**

**PRICE: Offers In
Excess Of £350,000**

Property Features

- Extended Semi Detached House
- Three Bedrooms
- Kitchen/Dining/Family Room
- Lounge
- Detached Single Garage
- Off Street Parking
- Close To Local Shops & Schools
- Good Size Rear Garden



Full Description

Entrance Hall

Stairs rising to the first floor landing, laminate flooring, radiator, coved ceiling, double glazed window to the front.

Kitchen

16'2 x 8'8 (4.93m x 2.64m)

Fitted with a range of wall and base units with wooden work surfaces over, tiled splash-backs, space for 'Range' style cooker with extractor over, space for American style fridge/freezer, one and a half bowl sink with mixer tap over, tiled flooring, telephone point, space for dishwasher, under cupboard lighting, kick board lighting, telephone point, open plan to dining room.

Dining Room

13' x 12'3 (3.96m x 3.73m)

Double glazed window to the front, space for dining table, radiator, tiled flooring, coved ceiling.

Living Room

15' x '2 (4.57m x '0.61m)

Double glazed patio door to the rear, double glazed window to the rear, tiled flooring, radiator.

Landing

Double glazed obscure window to the rear, access to the loft space (part boarded with ladder and light, boiler in loft), coved ceiling.

Bedroom One

10'5 x 10'4 (3.18m x 3.15m)

Double glazed window to the front, radiator.

Bedroom Two

10'4 x 8'8 (3.15m x 2.64m)

Double glazed window to the rear, radiator, coved ceiling.



Bedroom Three
7'7 x 5'11 (2.31m x 1.80m)
Double glazed window to the front, radiator, coved ceiling.

Bathroom
Double glazed obscure window to the rear, low level w.c., wall mounted wash hand basin, panelled bath with shower over, extractor, part tiled walls, tiled flooring, ceiling spot lighting.

Rear Garden
Enclosed rear garden, gravelled area, astro turf area, paved patio area to the rear, door to the garage, feature pond, planted areas.

Garage
Single garage with up and over door, power and light, door to the garden, window to the rear.

Front
Off street parking in front of the house, lighting, driveway leading to garage.



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		
England & Wales	EU Directive 2002/91/EC	78

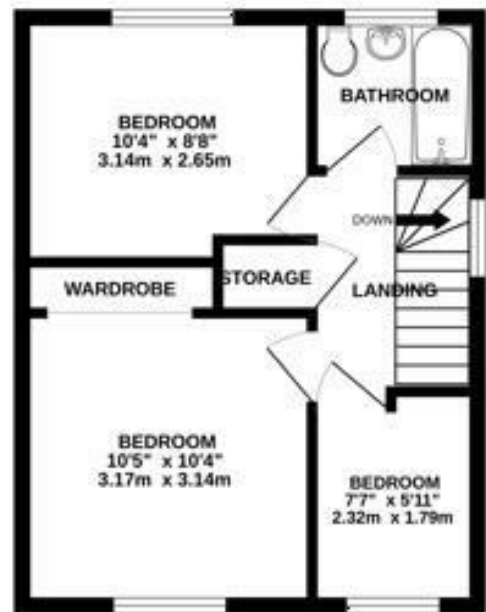
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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.
Made with Metropix 1/2025

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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