



**Roundways,
Bristol, BS36 2LU**

**PRICE: Asking Price
£375,000**

Property Features

- Extended Semi Detached House
- Three Bedrooms
- Cloakroom
- Kitchen/Dining Room
- Utility Room
- Enclosed Rear Garden
- Garage
- Views over Open Fields
- No Onward Chain

Full Description

Entrance Hall

Double glazed Velux window, radiator, built in storage cupboard, wall light point, textured ceiling.

Cloakroom

Double glazed obscure window to the rear, low level w.c., vanity wash hand basin, built in storage cupboard, radiator, textured ceiling.

Living Room

16'8 x 16'3 (5.08m x 4.95m)

Double glazed window to the front, feature fireplace with gas fire, stairs rising to the first floor landing, coved ceiling, ceiling spot lighting, two radiators.

Kitchen/Dining Room

18'7 max x 16'8 max (5.66m max x 5.08m max)

Double glazed window to the side and rear, fitted with a range of wall and base units with work surfaces over, space for cooker, one and a half bowl single drainer sink unit with mixer tap over, tiled splash backs, display cabinets, radiator.

Reception

Double glazed patio doors to the rear, smoke detector, wall light points, radiator.

Utility Room

8'8 x 5'2 (2.64m x 1.57m)

Doors to the front and rear, space for dishwasher, space for tumble dryer, space for washing machine, space for fridge, space for freezer, radiator.

Landing

Access to the loft space, textured ceiling, smoke detector, wall light point.



Bedroom One
14'8 x 9'10 (4.47m x 3.00m)
Double glazed window to the front, fitted wardrobes with hanging space and shelving, fitted dressing table and bedside cupboards, coved ceiling, radiator.

Bedroom Two
10'8 x 9'6 (3.25m x 2.90m)
Double glazed window to the rear, built in airing cupboard with boiler, radiator.

Bedroom Three
10'8 x 7'2 (3.25m x 2.18m)
Double glazed window to the rear, radiator, textured ceiling.

Bathroom
Double glazed obscure window to the side, panelled bath with shower over, vanity wash hand basin, low level w.c., textured ceiling, tiled flooring, radiator, fully tiled walls.

Rear Garden
Paved patio area, circular patio area, planted borders, gate to the rear, mature shrubs, pergola, tap.

Garage
Single garage with up and over door.

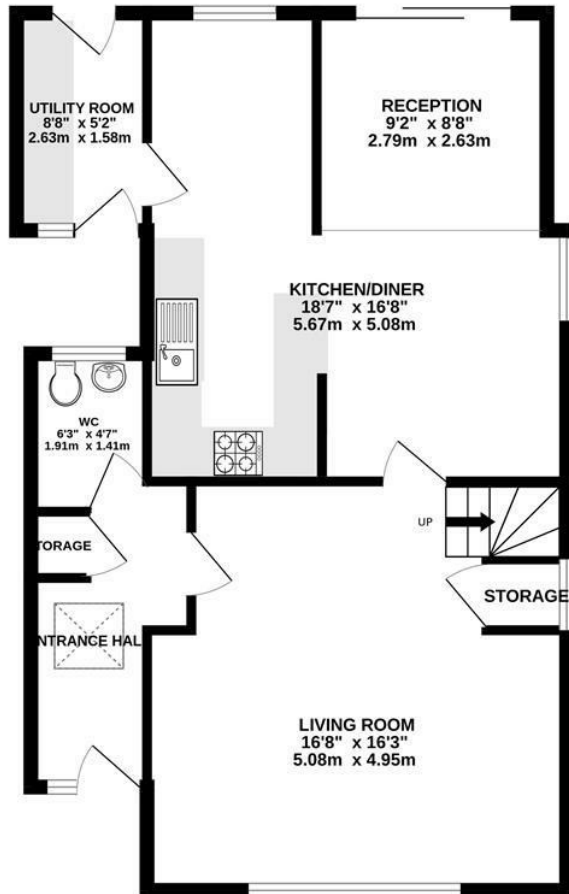
Front
Block paved with planted borders, path to the front door, covered porch, lighting.



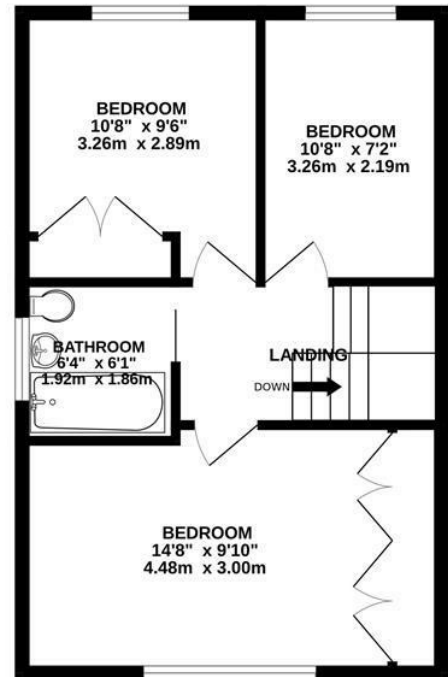
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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
696 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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.
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