



**Church Road,
Bristol, BS36 2NE**

**PRICE: Offers Over
£475,000**

Property Features

- Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Village Location
- Close to Local Amenities
- 6.0 x 3.45 Living Room

Full Description

Porch

Double glazed door to porch, tiled floor and door to;

Hallway

Radiator, access to loft and airing cupboard housing hot water cylinder with shelving, doors to;

Kitchen

13'6" x 10'4" (4.14 x 3.15)

Double glazed window to side, a range of wall and base units with work surface over, ceramic sink with drainer and mixer tap, space for washing machine, space for dishwasher, integrated double oven and electric hob with extractor fan over. Spotlights, part tiled walls, radiator tiled floor and open to;

Dining Room

10'4" x 9'8" (3.15 x 2.95)

Double glazed window to side and radiator.

Living Room

19'10" x 11'3" (6.05 x 3.45)

Double glazed window to side, patio doors to rear conservatory, two radiators, gas fire with stone surround. Door to bedroom 1.

Conservatory

19'10" x 11'3" (6.05 x 3.45)

Double glazed conservatory with sliding patio doors to rear garden.

Bedroom 1

15'7" x 7'8" (4.75 x 2.34)

Double glazed leaded light window to front, double glazed window to rear, radiator and TV point.



Bedroom 2
12'0" x 9'10" (3.68 x 3.00)
Double glazed leaded light window to front, double glazed window to side, radiator and fitted wardrobes.

Bedroom 3
9'10" x 8'9" (3.00 x 2.69)
Double glazed leaded light window to front, radiator, a range of fitted storage including hanging drawers and shelves.

Bathroom
10'2" x 5'4" (3.10 x 1.63)
Obscure window to side, wet room suite comprising of a panelled bath with mixer tap, vanity hand wash basin with mixer tap, low-level WC, shower with electric shower, extractor fan, spotlights and heated towel rail and fully tiled walls.

Cloakroom
Obscure glazed window to side, suite comprising of a low-level WC, pedestal hand wash basin with mixer tap, radiator, part tiled walls and tiled floor.

Utility
5'6" x 5'4" (1.68 x 1.63)
Double glazed window to side, base units with work top over, wall mounted Potterton boiler.

Rear Garden
Enclosed by fencing, mainly laid to patio and lawn with raised borders and mature shrubs. the property also features a greenhouse, shed and vegetable patch.

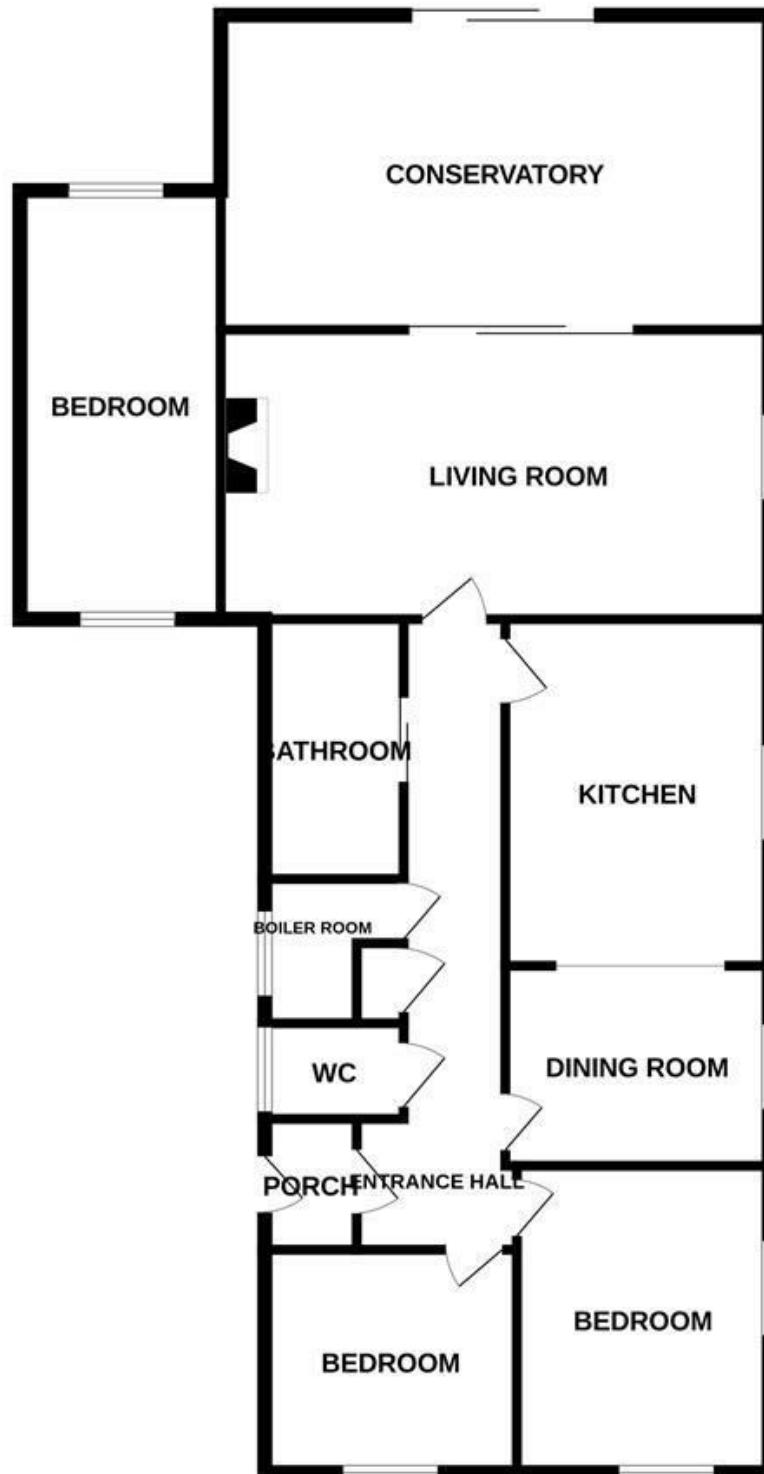
Frontage
Enclosed by fencing and walling, patio and lawn areas with mature shrubs and parking for several vehicles.



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



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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 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