aj homes

Newlands Avenue,
Coalpit Heath, BS36 2SQ

PRICE: Offers Over £300,000

Property Features

- **Terraced House**
- **Three Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Conservatory**
- **Enclosed Rear Garden**
- **Well Presented Throughout**
- **Cul De Sac Location**
- **Early Viewing Recommended**

Full Description

Porch
Double glazed window to the side, double glazed French doors to the front.

Living Room
20' x 11'3 (6.10m x 3.43m)
Double glazed window to the front, under stairs storage area, LVT flooring, feature fireplace with electric fire, radiator, television point, wall light points, fitted shelving and drawers, stairs rising to the first floor landing.

Kitchen/Dining Room
20 x 8'5 (6.10m x 2.57m)
Double glazed window to the rear, double glazed patio doors to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, display cabinets, space for washing machine, space for tumble dryer, space for dishwasher, space for 'American' style fridge/freezer, ceiling spot lighting, built in electric oven and electric hob with extractor over, tiled splash-backs, smoke detector, under stairs storage cupboards, radiator, space for dining table.

Conservatory
20' x 6'1 (6.10m x 1.85m)
Double glazed window to the rear, double glazed patio doors to the side, lighting, door to the garage storage area.

Landing
Access to the loft space, smoke detector.

Bedroom One
15'4 x 11'3 (4.67m x 3.43m)
Double glazed window to the front, radiator, fitted dressing table, fitted wardrobes with hanging space and shelving, television point.

Bedroom Two
12'6 x 8'9 (3.81m x 2.67m)
Double glazed window to the rear, fitted wardrobes with hanging space and shelving, built in cupboard housing bolier, radiator.

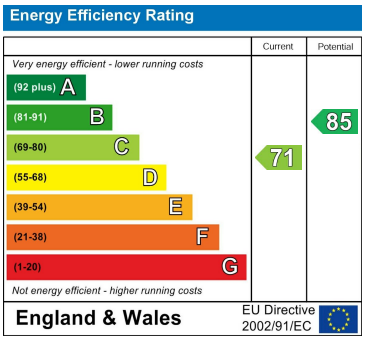
Bedroom Three
12'6 x 8'9 (3.81m x 2.67m)
Double glazed window to the front, built in storage cupboard, radiator.

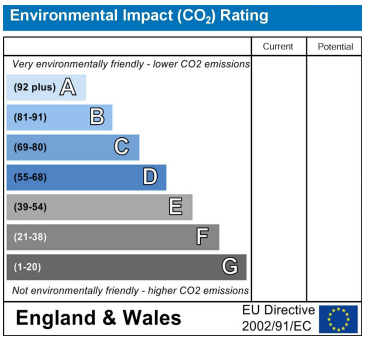
Bathroom
Double glazed obscure window to the rear, 'P' shape bath with shower over, vanity wash hand basin, low level w.c., part tiled walls, heated towel rail, ceiling spot lighting, extractor, LVT flooring.

Rear Garden
Paved patio area, raised borders with slate chippings, mature shrubs, enclosed by fencing and walling, tap.

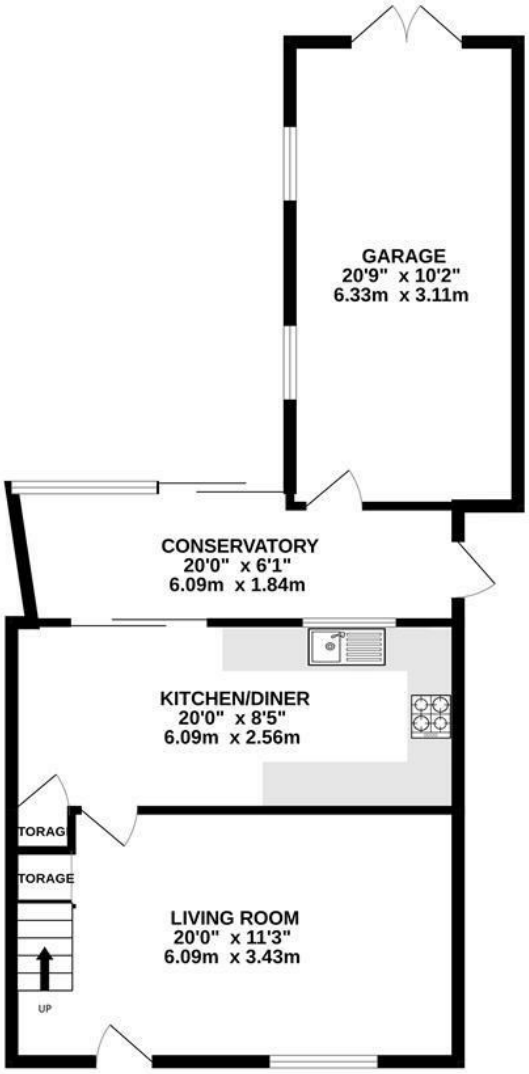
Front
Block paved providing off street parking, gravelled area, gated access.

Garage/Storage Area
Power and lighting, two windows to the side, double doors to the rear.

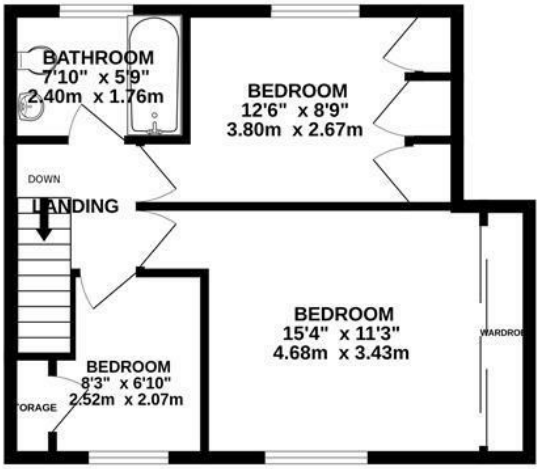




GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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