



**Huckford Road,
Bristol, BS36 1DX**

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

Property Features

- Three Bedrooms
- Semi-Detached Home
- Two Reception Rooms
- South Facing Rear Garden
- In Need Of Some Modernisation
- No Chain
- Popular Location
- Carport and Driveway

Full Description

Description

Situated in the village of Winterbourne, this semi-detached house on Huckford Road offers three well-proportioned bedrooms and a lounge and separate dining room.

One of the standout features of this property is the south-facing secluded rear garden, which offers a peaceful retreat for outdoor enjoyment. Additionally, the carport and driveway provide off-street parking.

With no onward chain, this home is ready for you to move in and make it your own without delay.

Situated in a village location, you will find yourself conveniently close to local schools and shops, making daily life both easy and enjoyable. This property presents a wonderful opportunity to embrace village living while still being within reach of the amenities of Bristol. Don't miss the chance to view this lovely home; it could be the perfect place for you to settle down.

Entrance Hall

Entrance via obscure UPVC double glazed door with obscure glazed side panels to entrance porch, glazed door to entrance hall, obscure double glazed window to side aspect, stairs to first floor accommodation, Dimplex wall heater, doors to lounge and kitchen.

Lounge

13'8 x 12'3 (4.17m x 3.73m)

UPVC double glazed window to front and side aspect, Dimplex wall heater, wall light points, fire place with gas coal effect, entrance to -

Dining Room

10'1 x 9'0 (3.07m x 2.74m)

UPVC double glazed patio sliding doors to rear garden, radiator, door to -



Kitchen

10'1 x 9'6 (3.07m x 2.90m)

UPVC double glazed window to rear aspect, fitted wall and base units with laminate roll edge work surfaces, one and a half bowl sink unit with mixer tap, integral Creda electric hob and electric oven, plumbing for washing machine, plumbing for dishwasher, wall mounted Valliant central heating boiler, coving, space for fridge, door to carport and entrance hall.

Landing

Obscure double glazed window to side aspect, access to loft space, doors to all first floor accommodation.

Bedroom 1

12'7 x 11'1 (3.84m x 3.38m)

UPVC double glazed window to front aspect, wall light points, Dimplex wall heater.

Bedroom 2

11'1 x 10'6 (3.38m x 3.20m)

UPVC double glazed window to rear aspect, double radiator, coving.

Bedroom 3

7'11 x 7'5 (2.41m x 2.26m)

UPVC double glazed window to front aspect, radiator, built in cupboard.

Shower Room

7'5 x 5'8 (2.26m x 1.73m)

Obscure UPVC double glazed window to rear aspect, wash hand basin with vanity unit under, walk in shower cubicle, WC, heated towel rail, tiled splash backs.

Carport

21'3 x 10'11 (6.48m x 3.33m)

Up and over door, power and light, storage cupboard, UPVC door and window to rear aspect and garden.

Front Garden

Laid to shingle with driveway providing off street parking for 2 cars, shrubs.

Rear Garden

Enclosed by fence, laid mainly to lawn with patio seating areas and established shrub borders, outside tap and light.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	72
(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		

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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