



**Railton Jones Close,  
Bristol, BS34 8XY**

**PRICE: £229,950**

## Property Features

- One Bedroom House
- Lounge Area
- Kitchen/Dining Area
- Double Bedroom
- Bathroom
- Enclosed garden
- Two Off Street Parking Spaces
- Immaculately Presented
- Close to Parkway Station
- No Onward Chain

## Full Description

### LOUNGE

Double glazed door and window to the front, wall mounted electric heater, television point.

### KITCHEN

Double glazed window to the front, fitted with a range of wall and base units with roll edge work-surfaces over, under stairs storage cupboard, space for washing machine, space for fridge/freezer, space for dishwasher, one and a half bowl single drainer sink unit with mixer tap over, built in electric oven and hob.

### LANDING

Textured ceiling.

### BEDROOM

11'0" x 10'10" (3.35 x 3.3)

Double glazed window to the front, wall mounted electric heater, textured ceiling, built in storage cupboard, Access to loft with unvented water cylinder.

### BATHROOM

7'8" x 5'2" (2.34 x 1.57)

Double glazed obscure window to the front, pedestal wash hand basin, panelled bath with shower over, low level w.c., tiled walls, textured ceiling and heated towel rail.

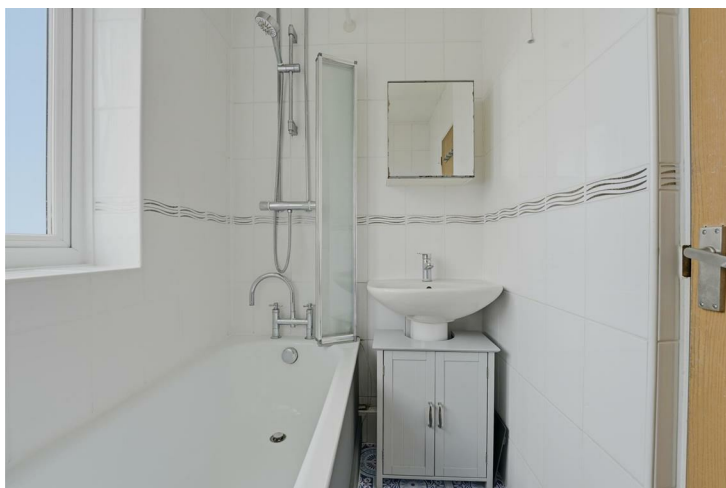
### GARDEN

Located a very short walk away to the rear, enclosed by fencing, access gate, lawned area with planted border.

### PARKING

Two allocated off street parking spaces located to the rear of the property adjacent to the garden.

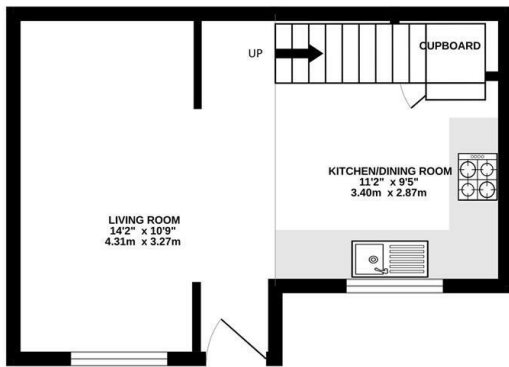




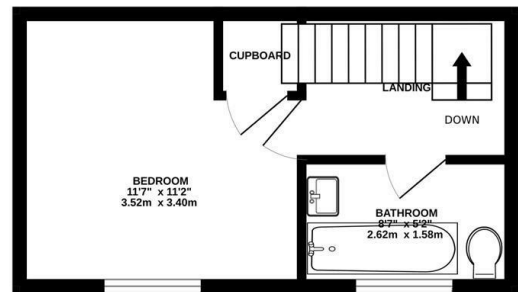
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>56</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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