



**Mead Road,
Stoke Gifford, BS34 8PS**

**PRICE: Offers Over
£400,000**

Property Features

- Character Cottage
- Two Double Bedrooms (Formally Three)
- 23' Lounge/Dining Room
- Kitchen
- Snug
- Courtyard Garden
- Off Street Parking
- Cul-De-Sac Location
- Character Features
- No Onward Chain

Full Description

Porch

Two double glazed windows to the side. Door to;

Lounge/Dining Room

23'7 x 11'11 (7.19m x 3.63m)

Two double glazed windows to the front, feature fireplaces with wood burning stove, exposed stone walling, beamed ceiling, wall light points, dado rail, textured ceiling. Stairs rising to first floor landing and door to;

Kitchen

14'2 x 9 (4.32m x 2.74m)

Double glazed window to the rear, double glazed French doors to the rear, fitted with a range of wall and base units with granite work surfaces over, tiled splash-backs, beamed ceiling, exposed stone, Belfast sink, Bosch integrated appliances include dishwasher, washing machine microwave, oven and gas hob. Integrated fridge freezer radiator.

Hall

With double glazed window to the side, ceiling spot lighting.

Dining Room

18'2 x 12'2 (5.54m x 3.71m)

Double glazed French doors to the side, radiator, ceiling spot lighting, beamed ceiling.

Landing

Textured ceiling and doors to;

Bedroom One

11'11 x 11'5 (3.63m x 3.48m)

Double glazed window to the front, built in wardrobe, beamed ceiling and radiator.



Bedroom Two
12'2 x 8'9 (3.71m x 2.67m)
Double glazed window to the front, beamed ceiling,
radiator, access to the loft space.

Bathroom
Two double glazed windows to the rear, low level w.c.,
vanity hand wash basin with mixer tap, walk in shower
cubicle with shower over, radiator, built in airing cupboard
housing boiler, ceiling spot lighting, extractor and towel
radiator. Access to loft.

Courtyard
Indian sandstone courtyard, lighting, Stone walling,
enclosed by fencing and walling.

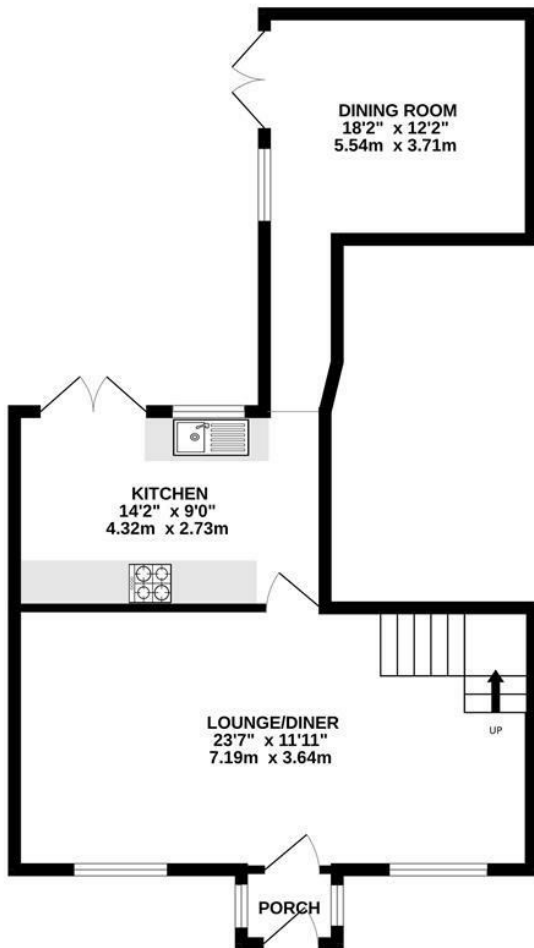
Front
Mainly laid to gravel, off street parking space, lighting.



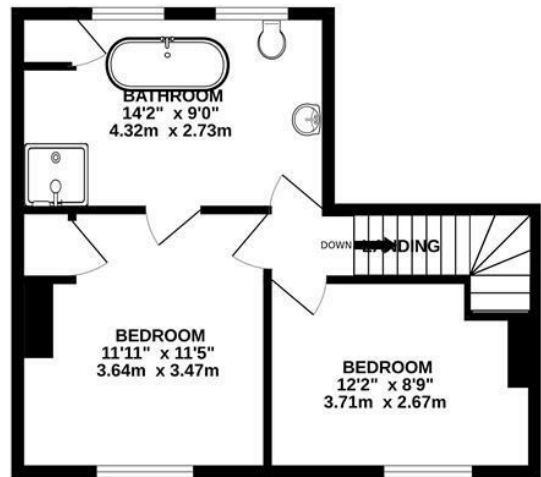
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

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
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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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