



**Brockridge Lane,
Frampton Cotterell, BS36 2HU**

**PRICE: Offers Over
£475,000**

Property Features

- Detached Bungalow
- Two Bedrooms
- Garage
- Good Sized Plot
- Kitchen Breakfast Room
- Conservatory
- No Onward Chain



Full Description

In summary, this detached bungalow on Brockridge Lane is a wonderful opportunity for anyone looking to establish themselves in a desirable area of Frampton Cotterell. With its spacious layout, ample parking, and excellent location, it is sure to attract considerable interest. Do not miss the chance to make this charming property your new home.

Porch
Leaded light obscure French doors to porch door to;

Hallway
Radiator and doors to;

Living Room
14'6" x 11'5" (4.43 x 3.5)
Double glazed window to front, radiators, double glazed window to side and gas fire.

Principle Bedroom
11'7" x 11'5" (3.54 x 3.5)
Double glazed window to front, radiator, fitted wardrobes and storage.

Bedroom 2
11'7" x 9'5" (3.54 x 2.89)
Double glazed window to rear, radiator and access to loft with ladder.

Kitchen
14'6" x 9'3" (4.43 x 2.83)
A range of wall and base units with worksurface over, space for washing machine, space for fridge freezer, one and a half bowl sink with mixer tap and drainer Integrated oven and electric hob with extractor fan over. Tiled splashback cupboard housing wall mounted Worcester Bosch combination boiler. Radiator and door to;



Conservatory

11'11" x 7'1" (3.64 x 2.16)

Upvc constructed conservatory with doors to garden.
Tiled floor.

Shower Room

7'3" x 6'4" (2.21 x 1.95)

Double glazed window to rear, double shower cubicle with mains shower over, fully tiled walls, low-level WC and pedestal hand wash basin. Storage cupboard.

Rear Garden

Mainly laid to lawn with large patio area and enclosed by walling and fencing.

Garage

Up and over door and workshop to rear.

Frontage

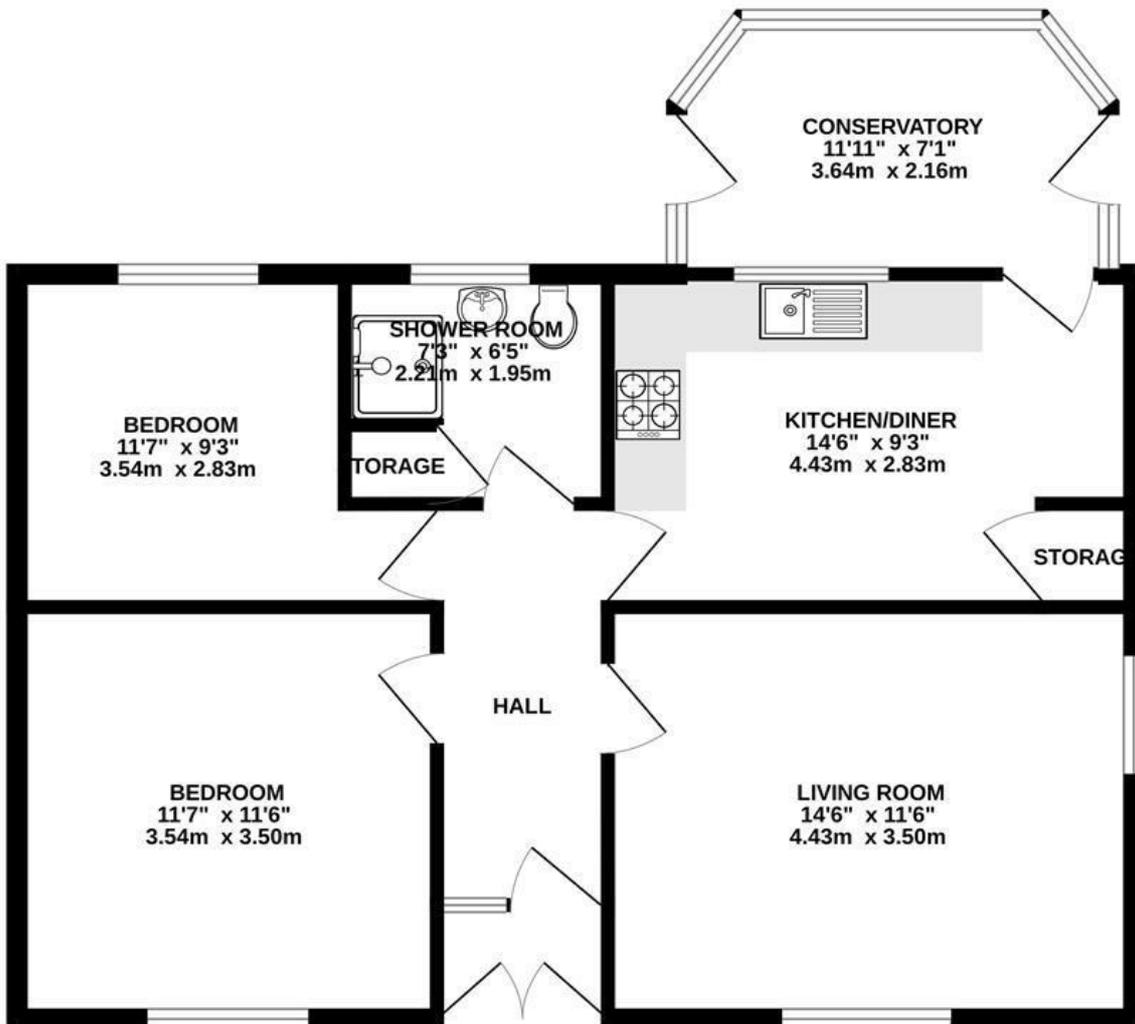
Mainly laid to lawn with mature shrubs enclosed by walling and fencing. Off street parking for several cars. Pathway leading to front door and driveway leading to garage.



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			
		62	75
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
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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