



**Station Road,  
Bristol, BS36 1EN**

**PRICE: Asking Price  
£485,000**

## Property Features

- Link Detached Bungalow
- Three Bedrooms
- Kitchen/Dining Room
- Living Room
- Utility/Shower Room
- Gas Central Heating
- Garage & Driveway
- Completely Refurbished
- No Onward Chain
- Re-Wired / New Central Heating

## Full Description

### Description

A totally refurbished link detached bungalow, this fabulous bungalow has \* Brand New Central Heating System \*New Double Glazing \*Complete Rewire \* New Roof \*New Kitchen \* New Bathroom and Shower Room \* New Joinery \* Completely Redecorated.....

### Entrance Hall

Entrance via UPVC double glazed door with obscure glazed inset and side panel to entrance hall, LVT glued floor, vertical radiator, built in cupboard with consumer unit and storage space, access to loft space with storage platform, doors to -

### Lounge/Dining Room

15'11 x 14'0 (4.85m x 4.27m)

UPVC double glazed window and doors to rear aspect and garden, LVT glued flooring, spot lighting, fire place with electric fire, vertical radiator.

### Kitchen/Dining Room

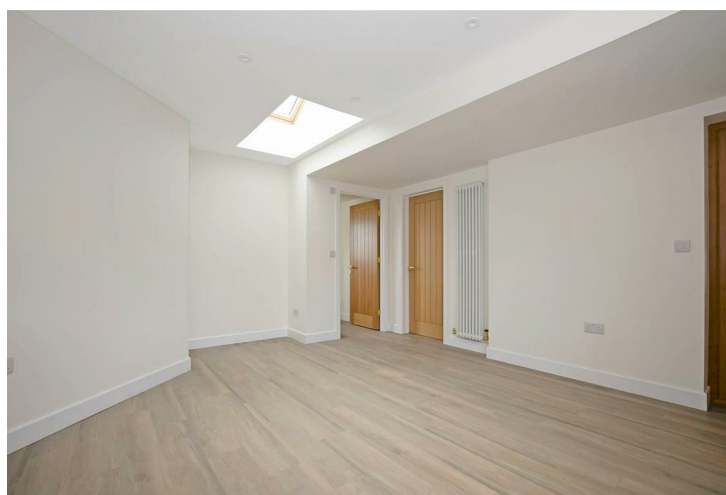
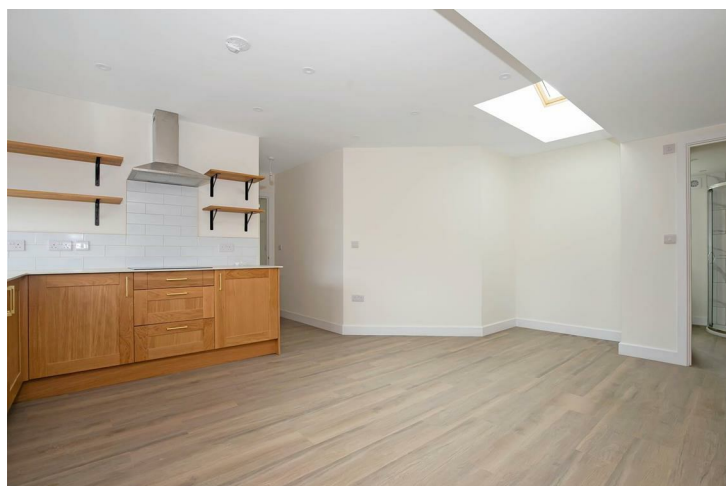
17'5 x 13'7 (5.31m x 4.14m)

UPVC double glazed window to front aspect, Velux window, range of fitted wall and base units with work surfaces over, integral dishwasher, microwave, and Hotpoint double oven, tiled splash backs, under floor heating, doors to utility room, garage and driveway.

### Utility/Shower Room

8'4 x 7'10 (2.54m x 2.39m)

UPVC double glazed window to rear aspect, walk in shower cubicle with rain shower and hand held shower, heated towel rail, WC, base units with work surfaces over, sink unit with mixer tap, tiled splash backs, spot lighting, integral washing machine, spot lighting and extractor fan.



**Bedroom 1**  
 13'1 x 9'1 (3.99m x 2.77m)  
 UPVC double glazed window to front aspect, double radiator.

**Bedroom 2**  
 15'3 x 10'9 (4.65m x 3.28m)  
 UPVC double glazed window to rear aspect, double radiator.

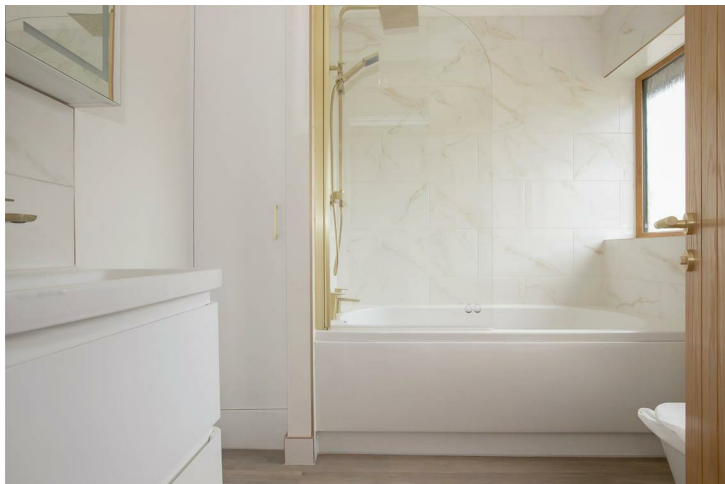
**Bedroom 3**  
 12'4 x 6'10 min (3.76m x 2.08m min)  
 UPVC double glazed window to rear aspect, spot lights, double radiator,

**Bathroom**  
 7'5 x 6'7 (2.26m x 2.01m)  
 Obscure UPVC double glazed window to front aspect, heated towel rail, WC, panelled bath with rain shower and hand held shower over, wash hand basin with vanity unit under, mirror with built in lighting, part tiled walls, extractor fan, LVT glued flooring, under floor heating, built in cupboard with additional storage housing Worcester central heating boiler.

**Garage**  
 17'11 x 8'0 (5.46m x 2.44m)  
 Electric roller door, personnel door to rear garden, doors to utility room and kitchen, power and light.

**Rear Garden**  
 Large patio area with glass balustrade, steps leading down to lawn area, enclosed by fence, established shrubs, lighting.

**Front Garden**  
 Gates providing access to driveway laid by Avon and Cobblestone providing off street parking for 2 cars, laid to lawn, enclosed by low wall, shrubs borders.



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			
<b>England &amp; Wales</b>		77	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

## GROUND FLOOR



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.  
Made with floorplan 1/2020

4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

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