



**Bradley Avenue,
Bristol, BS36 1HX**

**PRICE: Offers In
Excess Of £450,000**

Property Features

- Extended Semi Detached House
- Attached One Bedroom Annex
- Flexible Living Accommodation
- 19' Kitchen/Breakfast Room
- Off Street Parking for Several Vehicles
- Popular Location
- Close to Local Shops and Schools
- Well Presented Throughout
- Early Viewing Recommended
- Solar Panels and Hot Tub

Full Description

Entrance Hall

Stairs rising to the first floor landing, under stairs storage cupboard housing boiler, radiator, double glazed obscure window to the side.

Living Room

13'5 x 12'8 (4.09m x 3.86m)

Double glazed window to the front, feature fireplace with gas fire, coved and textured ceiling, wall light points, television point, laminate flooring.

Kitchen/Breakfast Room

18'9 x 10'4 (5.72m x 3.15m)

Two double glazed windows to the rear, door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, built in electric oven, built in microwave, gas hob with extractor over, space for American style fridge/freezer, integrated washer/dryer, integrated dishwasher, plate rack, breakfast bar, ceramic sink with mixer tap over, wine rack.

Conservatory

22'4 x 8'10 (6.81m x 2.69m)

Double glazed windows to the front and side, double glazed French doors to the side and front, tiled flooring.

Landing

Double glazed obscure window to the side, textured ceiling, smoke detector, coved and textured ceiling, access to the loft space (with Velux windows, fully boarded with eaves storage and housing solar panel controls).

Bedroom One

12'4 x 10'10 (3.76m x 3.30m)

Double glazed window to the front, laminate flooring, radiator.



Bedroom Two

10'10 x 10'4 (3.30m x 3.15m)

Double glazed window to the rear, laminate flooring, wall mounted storage cupboard, coved and textured ceiling.

Bedroom Three

8 x 8 (2.44m x 2.44m)

Double glazed window to the front, radiator, laminate flooring.

Shower Room

Double glazed obscure window to the rear, built in shower cubicle with shower over and seat, low level w.c., vanity wash hand basin, heated towel rail, extractor, radiator.

Annex

Living/Dining Room/Kitchen

9'6" x 25'11" (2.91 x 7.9)

Double glazed window to the side, double glazed French doors to the side, laminate flooring, kitchen fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, space for fridge, built in electric oven and gas hob with extractor over, tiled splash-backs, radiator.

Shower Room

Built in shower cubicle with shower over, low level w.c., vanity wash hand basin, extractor.

Bedroom

9'6" x 8'1" (2.91 x 2.48)

Double glazed window to the side, radiator, laminate flooring.

Rear Garden

Side access via conservatory, two storage sheds, block paved patio area, laid to lawn, enclosed by fencing and walling, hot tub, path leading to the rear.

Front

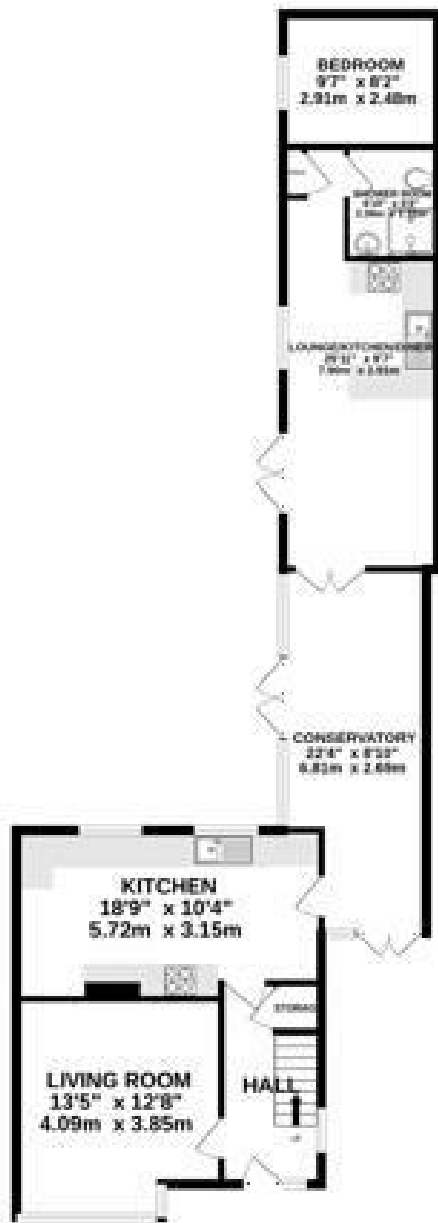
Block paved providing off street parking, planted borders, side access, lighting.



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
930 sq ft (86.4 sq.m.) approx.



1ST FLOOR
407 sq ft (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq ft (124.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description 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 guidance purposes only and should be used in conjunction with any professional purchase. The services, systems and appliances shown here have been listed and no guarantee as to their operability or efficiency can be given.
Made with Planner 5D

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