



**Factory Road,
Bristol, BS36 1QL**

**PRICE: Offers In
Excess Of £325,000**

Property Features

- Terraced House
- Three Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Conservatory
- Garage & Parking
- Front & Rear Gardens
- Popular Location
- Countryside Views
- Close to Great Local Schools

Full Description

Tucked away in the village of Winterbourne, Factory Road is a terrace home providing three well-proportioned bedrooms .

The living accommodation comprises a generous lounge, a spacious kitchen/breakfast room, and the addition of a conservatory enhances the living space, providing access and views to the garden.

Step outside to discover an enclosed garden, a private space to unwind. The property also boasts a garage and a driveway, providing convenient parking for one vehicle.

This is a great home that offers a peaceful lifestyle in a beautiful rural setting with views over Frome Valley. Don't miss the opportunity to make it yours.

Entrance Hall

Entrance via UPVC door with obscure glass inset to entrance hall, laminate flooring, radiator, consumer unit, doors to -

Kitchen/Breakfast Room

10'9 x 10'6 (3.28m x 3.20m)

UPVC double glazed window to front aspect, range of fitted wall and base units with laminate work surfaces over, built in electric oven and gas hob, plumbing for washing machine and dishwasher, space for tumble drier, stainless steel sink unit with mixer tap, tiled splash backs, Valiant central boiler, wall light points, tiled floor, coving, radiator.



Lounge
15'7 x 15'1 (4.75m x 4.60m)
UPVC double glazed window to rear aspect, UPVC double glazed French doors to conservatory, 2 radiators, stairs to first floor accommodation, coving.

Conservatory
UPVC double glazed windows to rear aspect, UPVC double glazed window to rear garden, wall light points.

Landing
Access to loft space, doors to all first floor accommodation.

Bedroom 1
11'11 x 9'3 (3.63m x 2.82m)
UPVC double glazed window to rear aspect with countryside views, radiator, coving, built in wardrobe.

Bedroom 2
10'7 x 9'4 (3.23m x 2.84m)
UPVC double glazed window to front aspect, radiator, built in storage cupboard with shelving and hanging space, coving.

Bedroom 3
8'8 x 6'0 (2.64m x 1.83m)

Bathroom
UPVC obscure double glazed window to front, white suite comprising panelled bath with shower over, pedestal wash hand basin, WC, radiator, shaver point, part tiled walls, extractor fan.

Front Garden
Pathway to front door, established trees and shrubs.

Rear Garden
Laid to lawn, enclosed by fencing, patio seating area, gate providing access to driveway.

Garage
Single garage with up and over door, parking.

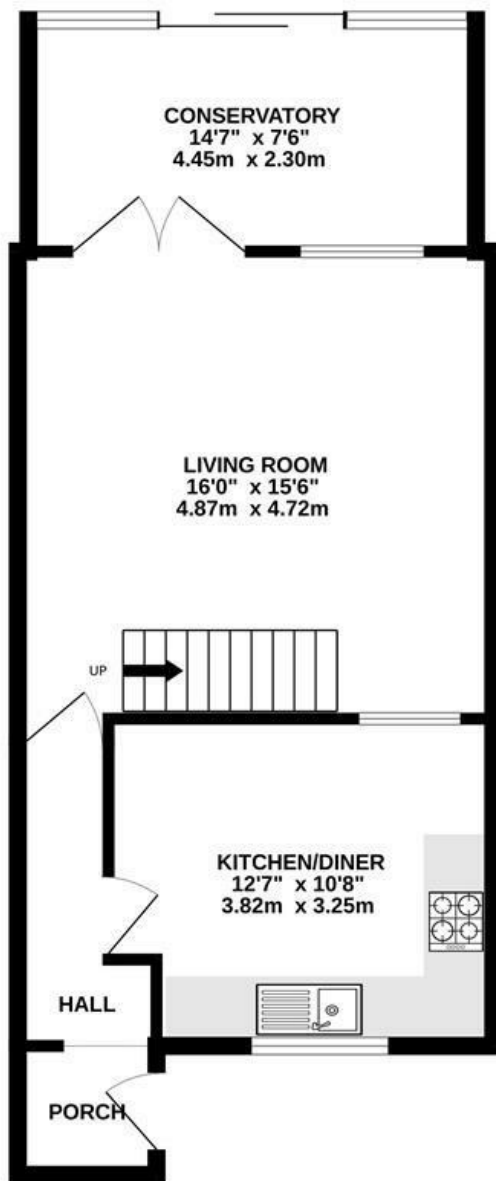


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

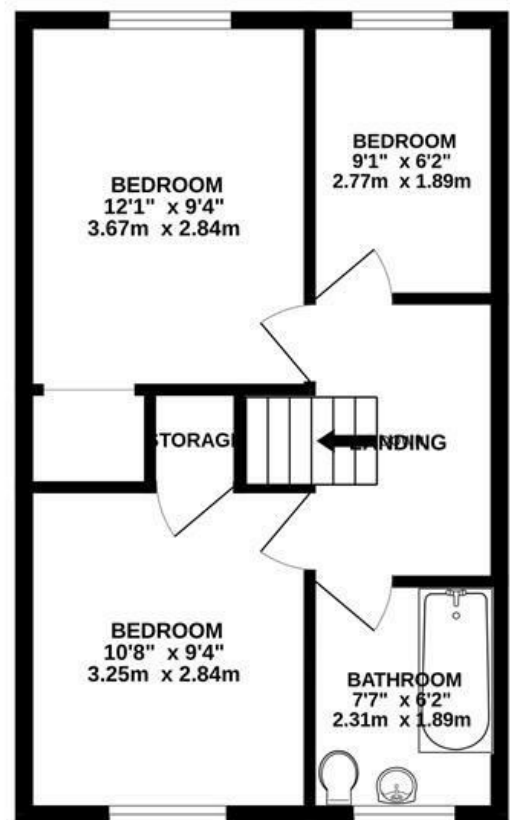
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 931 sq.ft. (86.5 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