



**Bradstone Road,
Bristol, BS36 1HD**

**PRICE: Asking Price
£365,000**

Property Features

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Utility Room
- Cloakroom
- Enclosed Rear Garden
- Off Street Parking
- Overlooking Green
- Beautifully Presented Throughout

Full Description

Entrance Hall

Triple glazed window to the front, door to the front, stairs rising to the first floor landing, radiator, under stairs storage cupboard, wall mounted electric meter in cupboard., built in storage cupboard with window to the front housing the boiler.

Living Room

13'9 x 12'3 (4.19m x 3.73m)

Double glazed tri-fold doors to the rear, feature fireplace with tiled hearth, television point, coved ceiling, radiator.

Conservatory

10'2 x 9'2 (3.10m x 2.79m)

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

Kitchen

10'7 x 9'1 (3.23m x 2.77m)

Triple glazed window to the front, fitted with a range of wall and base units with roll edge work-surfaces over, tiled splash-backs, one and a half bowl ceramic sink and drainer with mixer tap over and water filter, ceiling spot lighting, coved ceiling, space for fridge/freezer, door to the side.

Dining Room

10'7 x 9'1 (3.23m x 2.77m)

Triple glazed window to the rear, radiator, coved ceiling.

Lobby

Double glazed door to the front, tiled flooring.



Utility Room
11'10 x 6' (3.61m x 1.83m)
Triple glazed window to the side, stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, fitted with a range of wall and base units with roll edge work-surfaces over, space for washing machine, space for tumble dryer, radiator, tiled flooring.

W.C.
Triple glazed window to the side, low level w.c.

Landing
Triple glazed window to the front, access to the loft space with ladder and lighting fully boarded, built in storage cupboard.

Bedroom One
13'9 x 12'3 (4.19m x 3.73m)
Triple glazed window to the rear, radiator, coved ceiling.

Bedroom Two
12'3 x 10'7 (3.73m x 3.23m)
Triple glazed window to the rear, picture rail, radiator, access to eaves storage area.

Bedroom Three
8'9 x 8'9 (2.67m x 2.67m)
Triple glazed window to the front, radiator, coved ceiling, built in storage cupboard.

Bathroom
Triple glazed windows to the front and side, panelled bath with shower over, vanity wash hand basin, wall mounted storage cupboard, radiator, heated towel rail, wall mounted mirror, fully tiled walls, coved ceiling.

Rear Garden
Enclosed rear garden, lawned area, planted borders, vegetable garden area, water feature, workshop and storage shed, two outside taps, compost area, paved patio area, lighting.

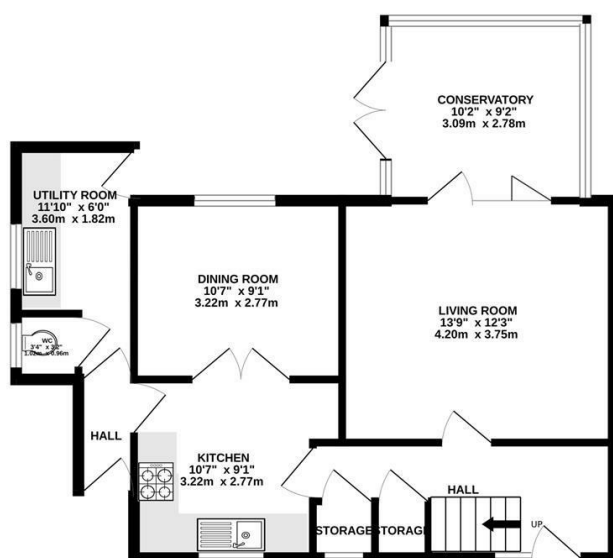
Front
Imprinted concrete driveway providing off street parking, planted borders, side access to the rear garden.



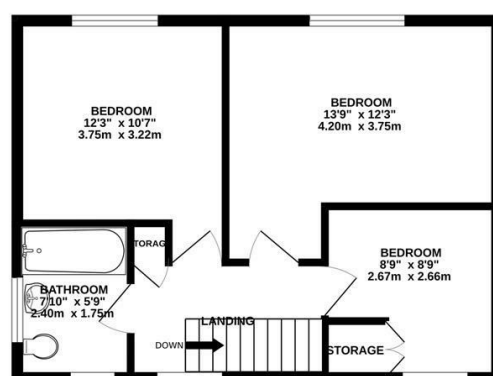
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales	EU Directive 2002/91/EC	

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
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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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