



**Bury Hill,
Bristol, BS36 1AD**

**PRICE: Offers Over
£500,000**

Property Features

- ***Potential* *Potential* *Potential***
- **Two Bedrooms**
- **Stunning Location**
- **Detached Bungalow**
- **0.4 Acre Approx**
- **Large Conservatory**
- **Detached Garage**
- **Off street Parking For Multiply Vehicles**

Full Description

This delightful detached bungalow offers a perfect blend of comfort and convenience and potential. This property provides ample space for relaxation and entertaining guests. The inviting layout is ideal for both quiet evenings at home and lively gatherings with friends and family.

Set in a tranquil neighbourhood in approx 0.4 acres, this property benefits from a serene environment while still being within easy reach of local amenities and transport links. Whether you are a builder looking for the next project, looking to downsize, or seeking a peaceful place to call home, this bungalow presents an excellent opportunity.

With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming bungalow your own.

Hallway

Oak French doors to hallway with radiator and doors to.

Kitchen

A range of wall and base units with work surface over, double oven, electric hob, space for dishwasher, space for fridge Freezer. Floor mounted Worcester Bosch oil fired boiler, window to rear, tiled splashback, door to.

Shower Room

Window to side and rear side, suite comprising of a double walk-in shower with mains fed shower, vanity hand wash basin with mixer tap, vanity low level WC. Part tiled walls and radiator.

Living Room

Double glazed window to front, two radiators window into conservatory.



Rear Lobby
Plumbing for washing machine door to and tiled floor.

Conservatory
P-shaped conservatory with dwarf walling, French doors and door to garden, tiled floor.

Bedroom One
Double glazed window to front, window to side, radiator, fitted wardrobes with hanging and shelving space.

Bedroom Two
Double glazed window to side, radiator and access to loft area, which is fully board and has a ladder.

Gardens
Set in approx .04 acre with mature shrubs and borders with greenhouses, sheds and former swimming pool. Mainly laid to lawn, enclosed with hedging and walling Plum and Apple trees. Outside tap.

Garage
With up over door light and power.

Driveway
Gravel driveway enclosed by walling and mature shrubs and borders parking for many cars.

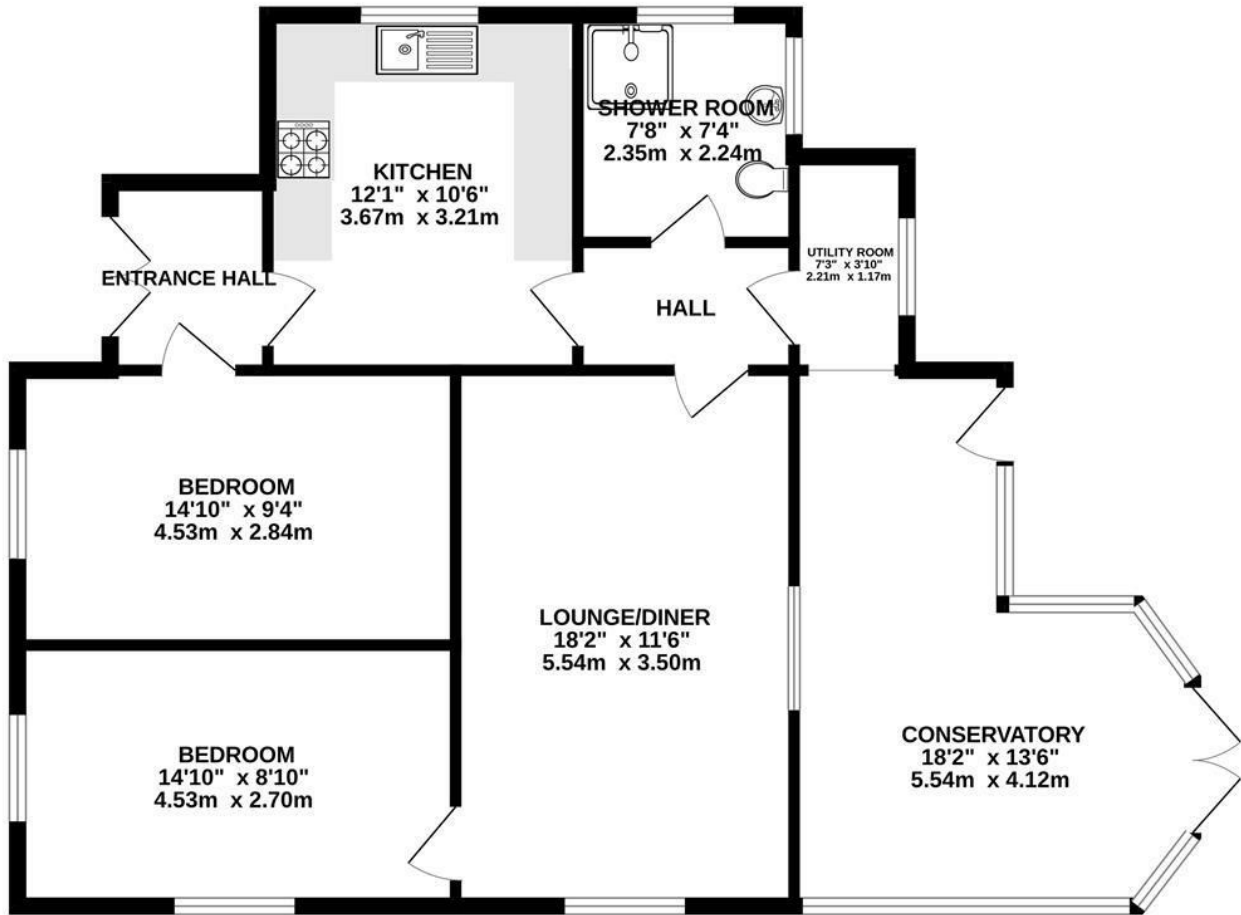


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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.