



**Pye Croft,
Bristol, BS32 0EB**

PRICE: £335,000

Property Features

- Three Bedroom Home
- End Of Terrace
- Lounge
- Dining Area
- UPVC Double Glazing
- Gas Central Heating
- Driveway Providing Off Street Parking
- Enclosed Rear Garden



Full Description

Entrance Hall

Entrance via UPVC door with obscure glazed inset to entrance hall, stairs to first floor accommodation, double radiator, door to -

Living Room

13'7 x 12'5 (4.14m x 3.78m)

UPVC double glazed window to front aspect, double radiator, coving, under stairs cupboard, archway to

Dining Room

8'9 x 7'8 (2.67m x 2.34m)

UPVC double glazed French doors to rear garden, coving, double radiator, tiled floor, walk through to

Kitchen

9'1 x 8'9 (2.77m x 2.67m)

UPVC double glazed window to rear garden, part UPVC double glazed door to rear garden, range of fitted wall and base units with laminate work surfaces over, 11/2 bowl sink unit with mixer tap, space for cooker, fridge and freezer, plumbing for washing machine, wall mounted Worcester central heating boiler,

Landing

Access to loft space, built in airing cupboard, doors to all first floor accommodation.

Bedroom 1

10'1 x 9'7 (3.07m x 2.92m)

UPVC double glazed window to front aspect, double radiator, built in triple wardrobes providing hanging and shelving.

Bedroom 2

9'7 x 9'6 (2.92m x 2.90m)

UPVC double glazed window to rear aspect, double radiator.



Bedroom 3

7'2 x 6'7 (2.18m x 2.01m)

UPVC double glazed window to front aspect, double radiator, recessed area with potential for built in storage.

Bathroom

7'6 x 5'5 (2.29m x 1.65m)

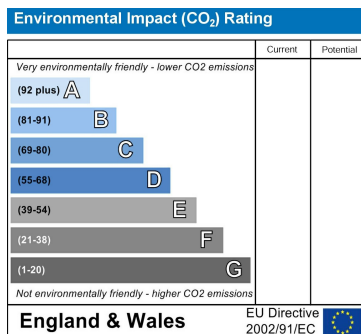
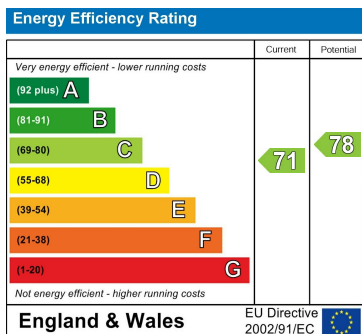
Obscure UPVC double glazed window to rear aspect, pedestal wash hand basin, panelled bath with Gainsborough shower over, heated towel rail, part tiled walls, tiled floor.

Front Garden

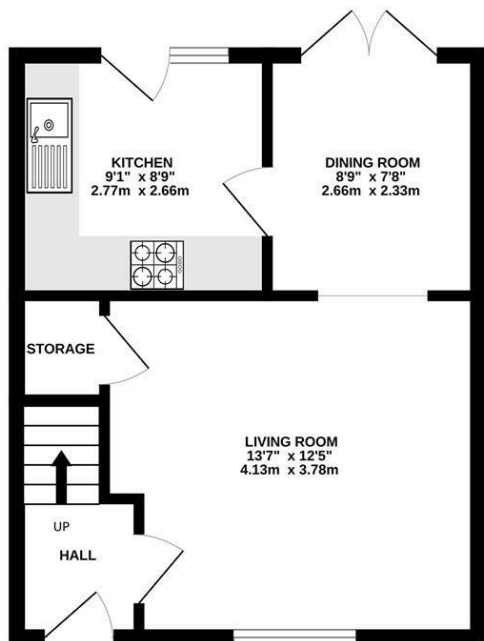
Laid to shingle providing off street parking, further driveway providing off street parking for 1 car, pathway to side gate with access to rear garden.

Rear Garden

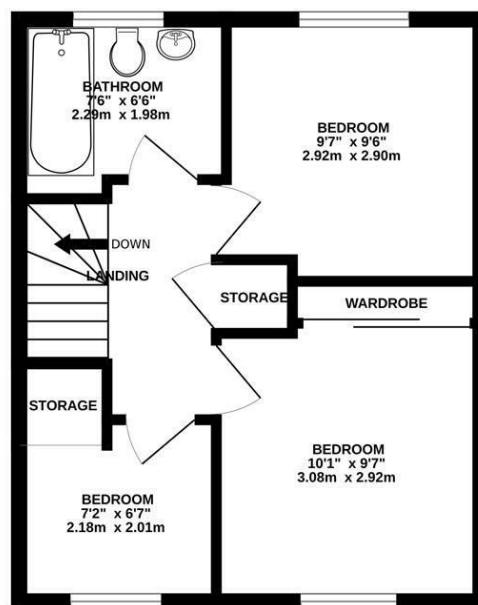
Laid to decked and shingle areas, shed, tap and light, gate providing access to driveway, enclosed by fence.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.7 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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