



**Holmwood Close,  
Bristol, BS36 1JZ**

**PRICE: Offers Over  
£280,000**

## Property Features

- Terraced Home
- Three Bedrooms
- Lounge/Diner
- Cul de sac Location
- Close to local Amenities
- Winterbourn Academy Catchment
- Garage & Parking



## Full Description

### Hallway

Double glazed obscure French doors to; inner porch. Double glazed obscured door to hallway, stairs rising to 1st floor landing, under stairs storage cupboard, radiator and doors to;

### Kitchen

17'7" x 8'10" (5.38 x 2.71 )

A range of wall and base units with work surface over, one and a half bowl sink with mixer tap and drainer. Space for American style fridge freezer, space for washing machine, space for under counter fridge, integrated double oven with electric hob. Splashback and double glazed window to rear. Open to rear lobby;

### Rear Lobby

Wall mounted boiler, space for fridge and door to garden.

### Lounge

11'4" x 10'9" (3.47 x 3.29)

Double glazed window to front, gas fireplace and radiator and open to;

### Dining Area

11'4" x 9'10" (3.46 x 3.0)

Archway to;

### Sun Room

8'8" x 5'2" (2.65 x 1.6)

Radiator and double glazed patio door to rear garden.

### Landing

Access to loft and doors to;

### Bedroom 1

12'5" x 10'2" (3.8 x 3.1)

Double glazed window to rear, radiator and storage cupboard.



**Bedroom 2**

11'9" x 11'9" (3.6 x 3.6)

Double glazed window to front and radiator.

**Bedroom 3**

9'5" x 7'2" (2.89 x 2.2)

Double glazed window to front and radiator.

**Bathroom**

Double glazed of window to rear, suite comprising of low-level WC, vanity hand wash basin with mixer tap, panelled bath with mixer tap and electric shower over, heated towel rail, tiled and heated floor.

**Rear Garden**

Garden mainly laid to artificial grass and patio and rear gate

**Garage**

Part converted garage with privacy door to garden, power and light.

**Frontage**

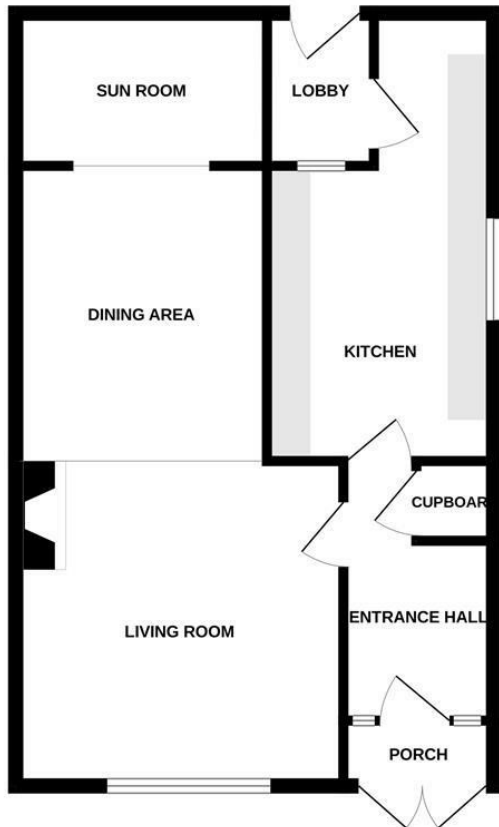
Parking for two cars, pathway leading to front door.



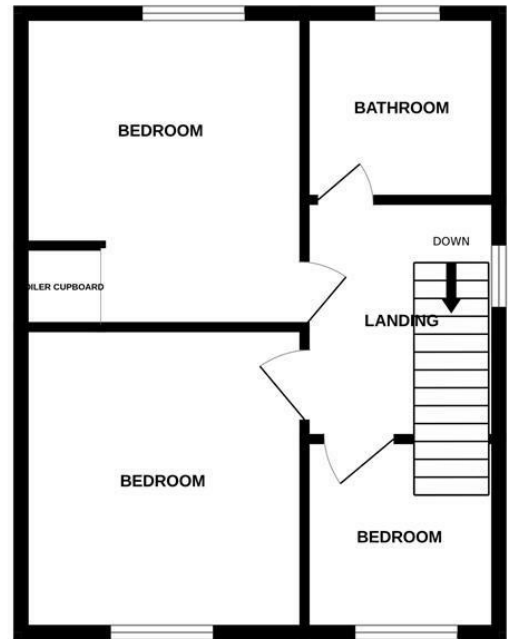
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England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

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

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

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