



**Badminton Road,
Bristol, BS36 2QL**

**PRICE: Asking Price
£360,000**

Property Features

- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Dining Room
- Off Street Parking
- Front & Rear Gardens
- Well Presented
- Off Street Parking and Storage

Full Description

Entrance Hall

UPVC double glazed door with obscure glazed inset to entrance hall, stairs rising to the first floor landing, laminate wood effect flooring, radiator, doors to -

Living Room

13'11" x 11'1" (4.24 x 3.38)

UPVC double glazed window to the front aspect, coving, double radiator.

Kitchen/Breakfast Room

30'4" x 5'8" (9.25 x 1.73)

UPVC double glazed window to front aspect, UPVC part double glazed door to rear garden, range of fitted wall and base units with laminate work surfaces over, space for range style cooker with cooker hood over, plumbing for washing machine, space for tumble drier, integral dishwasher, tiled splash backs, tiled floor.

Dining Room

17'1" x 11'7" (5.21 x 3.53)

Laminate flooring, built in storage cupboard, double radiator, coving, door to kitchen, open to -

Conservatory

20'5" x 9'0" (6.22 x 2.74)

UPVC double glazed windows to rear aspect, UPVC double glazed French doors to rear garden, double radiator, laminate flooring, Velux window, spot lights.

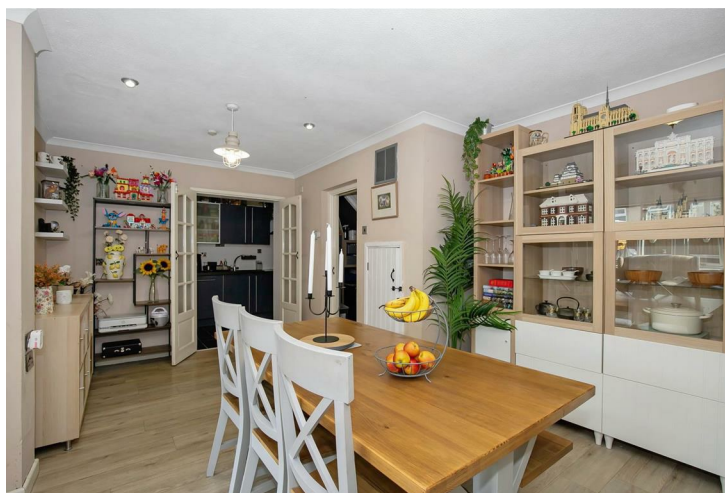
Landing

UPVC double glazed window to side aspect, access to the loft area, coving, doors to all first floor accommodation.

Bedroom 1

12'9" x 10'0" (3.89 x 3.05)

UPVC double glazed window to front aspect, fitted wardrobes, double radiator.



Bedroom 2

10'2" x 9'2" (3.1 x 2.79)

UPVC double glazed window to the rear aspect, double radiator, coving.

Bedroom 3

9'10" x 7'0" (3 x 2.13)

UPVC double glazed window to front aspect, double radiator.

Bathroom

UPVC double glazed window to rear aspect, panelled bath with shower over, WC, vanity wash hand basin, part tiled walls, heated towel rail.

Front

Laid to driveway providing off street parking for several cars, enclosed by fence panels.

Rear Garden

Enclosed by fencing, paved patio area and artificial grass, tap, door to storage shed (formally garage)

Store Room

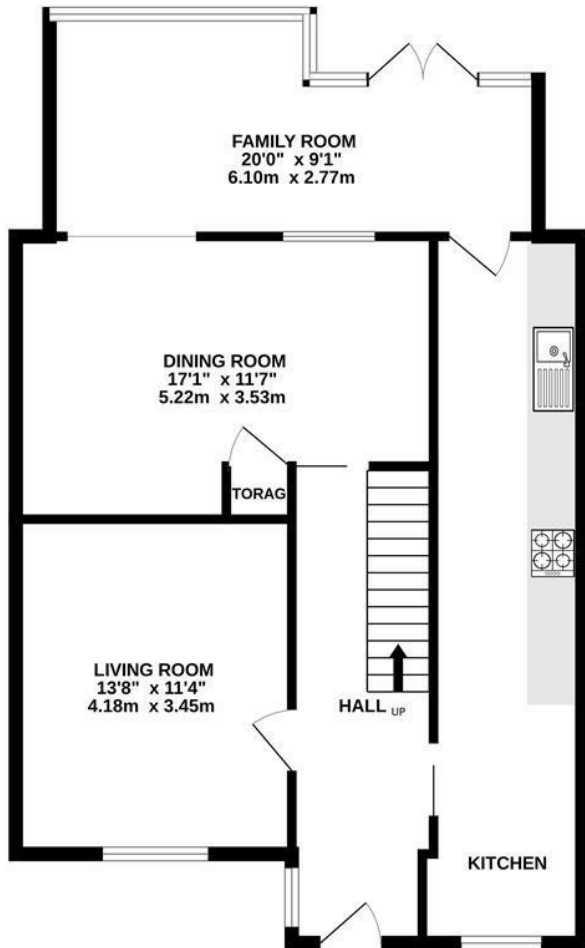
Formally garage, storage only, UPVC double glazed window, door to the garden, power and light.



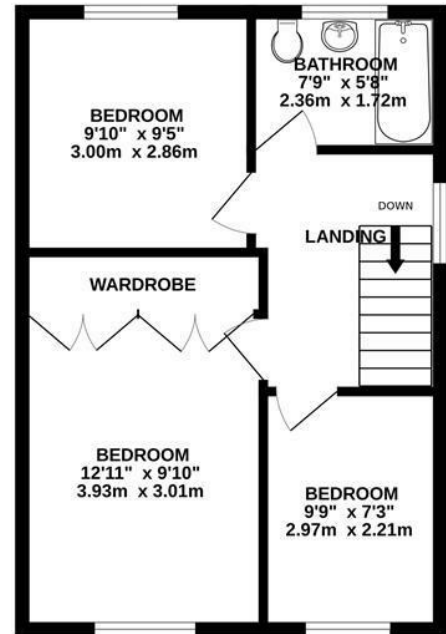
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		52	84
	EU Directive 2002/91/EC		

GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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