aj homes

Rathbone Close,
Bristol, BS36 2TN

PRICE: Offers In Excess Of £425,000

Property Features

- **Semi Detached Dormer Bungalow**
- **3/4 Bedrooms**
- **Lounge/Dining Room**
- **Ground Floor Bathroom**
- **En-Suite Bathroom**
- **UPVC Double Glazing**
- **Gas Central Heating**
- **Private Rear Garden**
- **Two Workshops**
- **Cinema/Gym**

Full Description

Entrance Porch
Entrance via UPVC double glazed door with obscure glazed inset to entrance porch, UPVC double glazed window to front aspect, tiled floor, wooden glazed door to -

Entrance Hall
Tiled floor, double radiator, built in cupboard, stairs to first floor accommodation.

Kitchen
10'7 x 10'7 (3.23m x 3.23m)
UPVC double glazed window to rear aspect, UPVC double glazed door to utility room, built in larder, range of fitted wall and base units with laminate work surfaces over, integral fridge and freezer, space for gas range cooker, stainless steel sink unit with mixer tap, double radiator, tiled splash backs, tiled floor.

Utility Room
11'5 x 4'4 (3.48m x 1.32m)
UPVC double glazed window to rear aspect, UPVC obscure double glazed door to rear garden, built in cupboards, plumbing for washing machine and dishwasher, spot lighting.

Living Room Area
13'9 x 12'3 (4.19m x 3.73m)
Fire place with wooden surround and stone hearth, double radiator, wall light points.

Dining Area
13'9 x 6'6 (4.19m x 1.98m)
UPVC double glazed doors to rear garden, two Velux windows, archway to kitchen.

Study/Bedroom
10'2 x 7'8 (3.10m x 2.34m)
UPVC double glazed window to side aspect, double radiator, coving.

Bathroom
7'5 6'8 (2.26m 2.03m)
Obscure UPVC double glazed window to side aspect, white suite comprising pedestal wash hand basin, WC, panelled bath with shower over, spot lighting, heated towel rail, part tiled walls, tiled floor.

Bedroom
10'10 x 9'10 (3.30m x 3.00m)
Two UPVC double glazed windows to front aspect, double radiator, coving.

Bedroom
12'6 x 10'7 (3.81m x 3.23m)
UPVC double glazed window to front aspect, double radiator, built in desk with shelving.

Landing
Door to -

Principle Bedroom
23'6 x 17'9 (7.16m x 5.41m)
Two UPVC double glazed windows to rear aspect, two radiators,

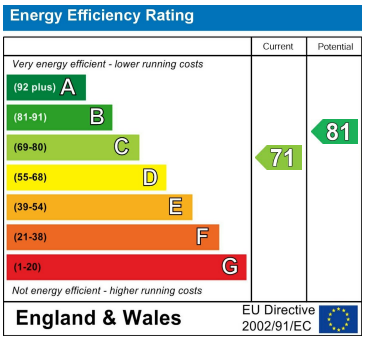
En-Suite Bathroom
UPVC obscure double glazed window to rear aspect, white suite comprising panelled bath with rain shower and hand held shower, WC, pedestal wash hand basin, WC, part tiled walls, tiled floor.

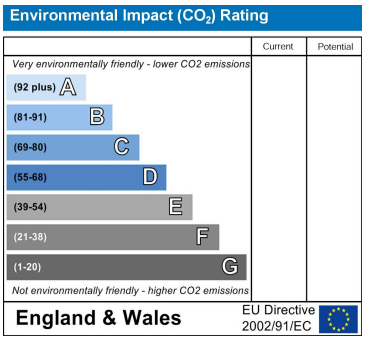
Rear Garden
Laid to patio seating area, step up to lawn area with established trees and shrubs, outside tap, storage shed, secret shingle seating area with bamboo cover, side gate providing access to front garden.

Front Garden
Laid to blocked paved driveway providing off street parking for 2 cars, double gates leading to rear garden, shrub borders with established planting.

Work shop
Two work shop areas with power and light.

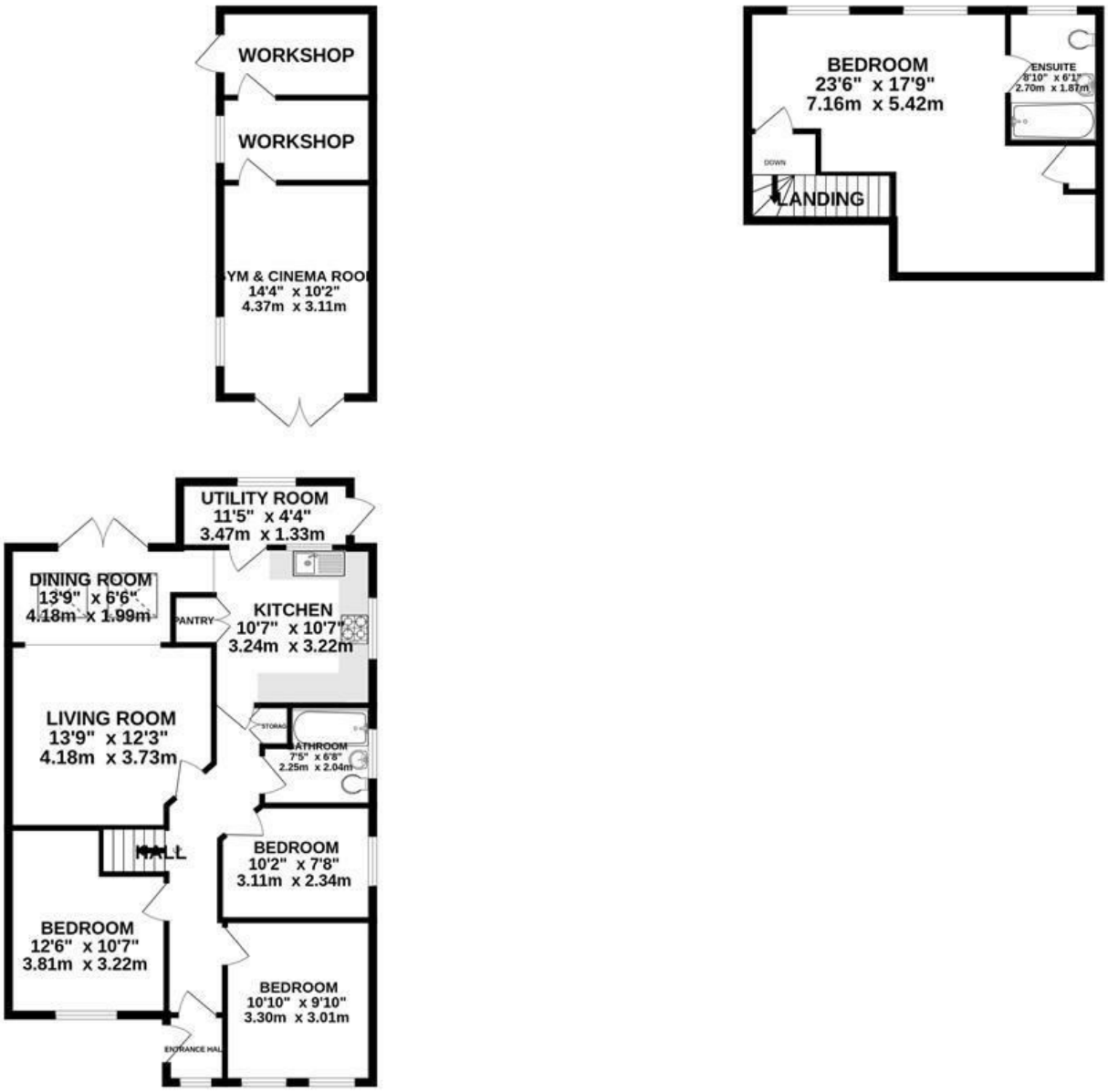
Cinema/Gym
14'4 x 10'2 (4.37m x 3.10m)
Double doors to cinema/gym room (formally garage) power and light.





GROUND FLOOR
1136 sq.ft. (105.6 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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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