



**Starbarn Road,
Bristol, BS36 1NU**

**PRICE: Offers Over
£375,000**

Property Features

- Large Semi Detached Home
- Three Bedrooms
- Garage/Carport & Off Street Parking
- No Onward Chain
- Popular Location
- Gas Central Heating



Full Description

Hallway

Door to porch and patio doors to inner hallway, with radiator, stairs rising to 1st floor landing, under stairs storage cupboard and doors to:

Living Room

Double glazed window to front and radiator.

Kitchen

Double glazed window to rear and side, double glazed door to rear, a range of wall and base units with worktop over, space for fridge freezer space for washing machine, integrated double oven, with hob with extractor over, tiled splashback floor mounted boiler and archway to;

Dining Room

Double glazed patio doors to rear conservatory and radiator.

Conservatory

UPVC constructed conservatory overlooking garden.

Landing

Double glazed obscure window to side, access to loft, with ladder, light and partially boarded. Doors to:

Bedroom 1

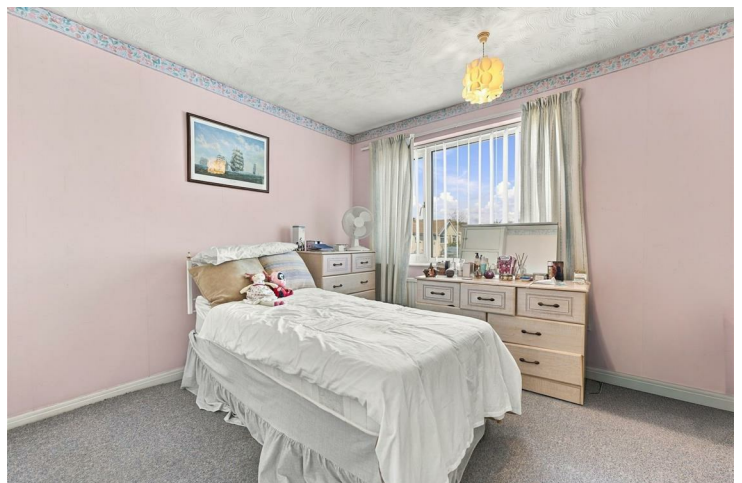
Double glazed window to front and radiator.

Bedroom 2

Double glazed window to rear, radiator, airing cupboard with hot water cylinder and shelving.

Bedroom 3

Double glazed window to front and radiator.



Bathroom

Double glazed obscure window to rear, suite comprising of a corner bath with mixer tap and shower attachment, pedestal hand wash basin and low level WC, part tiled walls and spotlights. Radiator.

Garage/ Carport

With up and over door, open to the rear garden, with light and power.

Rear Garden

Enclosed by walling and fencing with mature shrubs, mainly laid to lawn, outside tap.

Front Garden

Off street parking for two vehicles mainly laid to lawn with mature shrubs and walling.

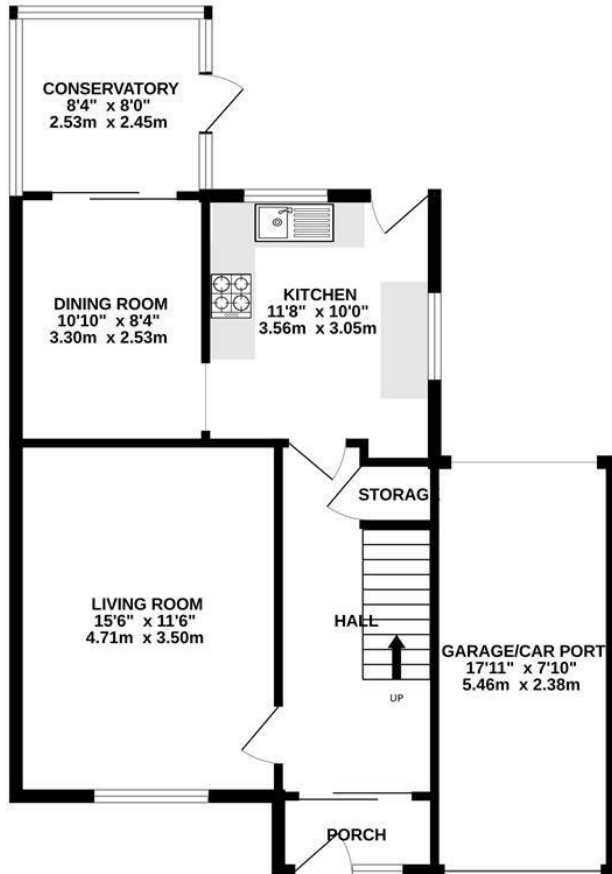


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	78
England & Wales	EU Directive 2002/91/EC	

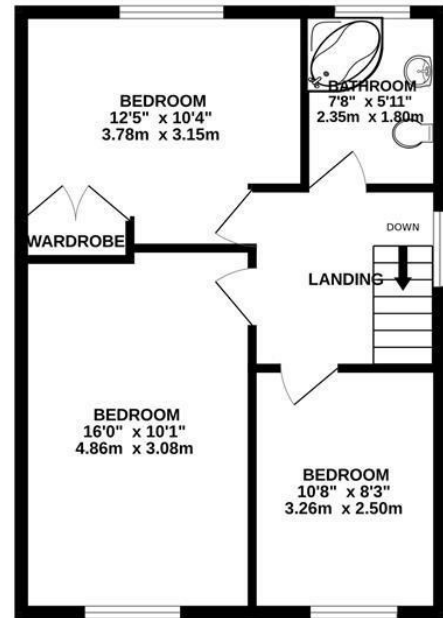
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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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