



**Swan Lane,
Winterbourne, BS36 1RJ**

**PRICE: Offers In
Excess Of £375,000**

Property Features

- Terraced Cottage
- Three Bedrooms
- Living Room
- Kitchen
- Bathroom & Seperate W.C.
- Garage & Off Street Parking
- Large Rear Garden
- Requires Modernisation
- No Onward Chain

Full Description

Porch

Window to the front, door to the hallway.

Entrance Hall

Built in storage cupboard, radiator, wall light points, dado rail, door to the garden.

Living Room

15'10 x 14'6 (4.83m x 4.42m)

Double glazed and secondary glazed window to the front, two radiators, feature fireplace, wall light point, telephone point, built in storage cupboard, telephone point, stairs rising to the first floor landing.

Kitchen

10'10 x 9'5 (3.30m x 2.87m)

Double glazed window to the rear, fitted with a range of wall and base units with work-surfaces over, stainless steel double drainer sink unit, radiator, tiled splash-backs, tiled flooring, space for dining table, radiator, strip lighting.

Lean To

10'4 x 6'2 (3.15m x 1.88m)

Window and door to the rear, tiled shower area with shower over, door to the garage.

Landing

Access to the loft space, smoke detector, wall light point.

Bedroom One

13'10 x 11'9 (4.22m x 3.58m)

Double glazed window to the front, radiator, built in cupboard housing boiler, two further storage cupboards, telephone point.



Bedroom Two
14'9 x 8'10 (4.50m x 2.69m)
Double glazed window to the front, radiator, built in wardrobe.

Bedroom Three
7'11 x 1'10 (2.41m x 0.56m)
Double glazed window to the rear, low level w.c., part tiled walls.

Bathroom
Double glazed obscure window to the rear, panelled bath, pedestal wash hand basin, radiator, part tiled walls.

W.C.
Double glazed obscure window to the rear, low level w.c., part tiled walls.

Garage
With up and over door, power and lighting, door to the lean to.

Rear Garden
Large rear garden, enclosed by fencing and walling, outside w.c., lawned area, greenhouse, path leading to the rear, mature shrubs and trees, vegetable & fruit garden area, tap, shed and further outbuilding.

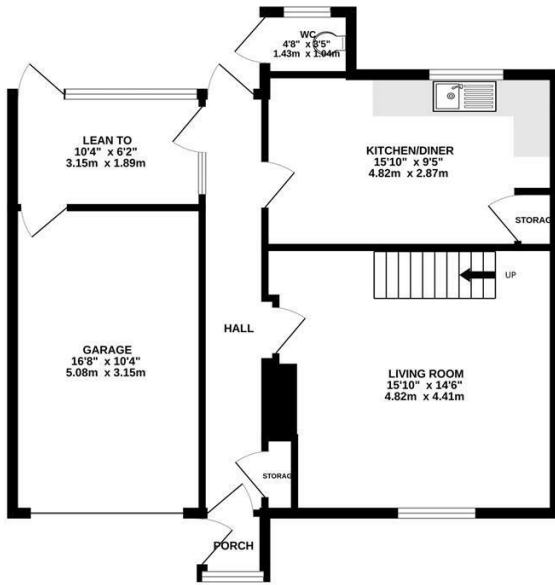
Front
Gated driveway providing off street parking, stone walling, planted borders, lighting.



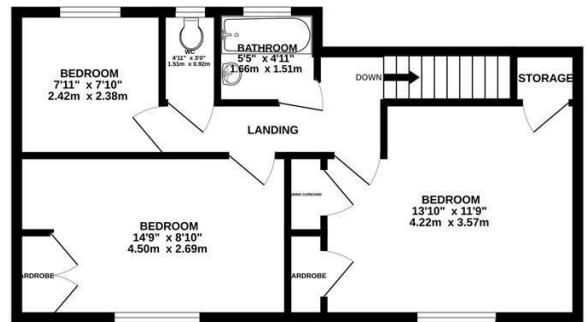
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	78
England & Wales	EU Directive 2002/91/EC	

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
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 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