



**Bradstone Road,
Bristol, BS36 1HQ**

PRICE: £300,000

Property Features

- Two Bedrooms
- End of Terrace Home
- Beautifully Presented
- Corner Plot
- Gas Central Heating
- Off Street Parking
- Close to Local Shops

Full Description

Hallway

UPVC door to hallway with radiator, stairs rising to 1st floor landing and doors to;

Kitchen

Double glazed window to front, a range of wall and base units with work surface over, integrated oven hob and extractor fan over, one and a half bowl sink with drainer and mixer tap, space for washing machine and space fridge freezer. Tiled splashback and radiator.

Living Room

Double glazed French doors to rear patio, radiator and under stairs storage cupboard housing a Vaillant combination boiler.

Cloak Room

Double glazed obscure window to side, suite comprising of a low-level WC, vanity hand wash basin with mixer tap and tiled splashback and extractor fan.

Landing

Double glazed window to side, access to loft and doors to;

Bedroom 1

Double glazed window to rear and radiator.

Bedroom 2

Double glazed window to front and radiator.

Bathroom

Double glazed obscure window to front, suite comprising of a low-level WC, pedestal hand wash basin with mixer tap, p-shaped bath with mixer tap and mains fed shower over. Radiator, part tiled walls and tiled floor.

Outside Space

Pathway leading to front door, mainly laid to lawn



enclosed by hedging. Pathway leading to rear garden mainly laid to patio and block paved driveway double gates to road

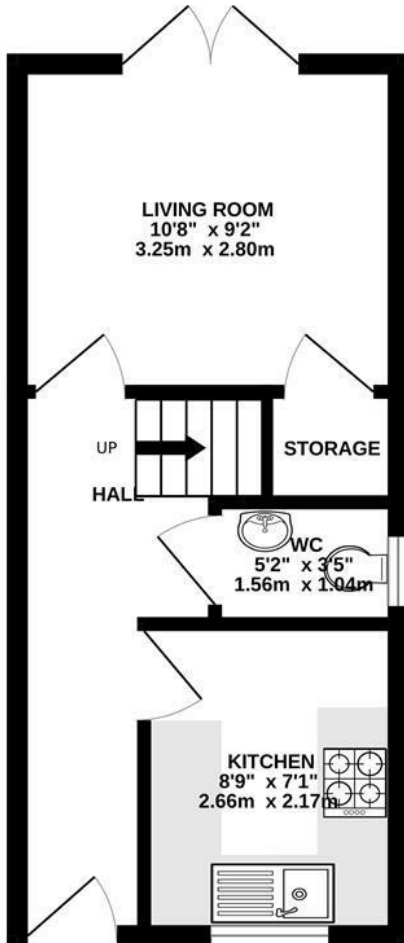


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

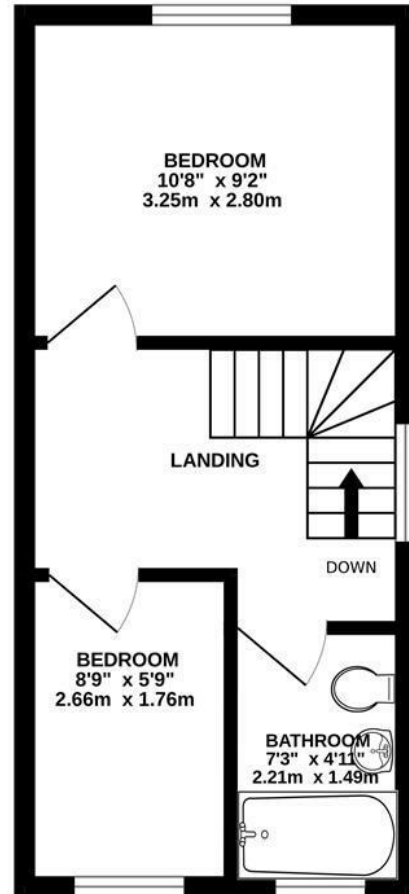
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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