



**Factory Road,
Bristol, BS36 1QL**

**PRICE: Asking Price
£525,000**

Property Features

- Detached Family Home
- Three/Four Bedrooms
- One/Two Reception Rooms
- Beautifully Presented
- Quiet Location
- Corner Plot
- Enclosed Gardens
- Off Street Parking for Several Vehicles
- Close to Local Schools and Amenities
- Early Viewing Recommended

Full Description

PORCH

Double glazed patio door to porch, door to hallway.

HALLWAY

Double glazed window, stairs rising to first flooring landing, laminate flooring, built in storage cupboard, coved and textured ceiling.

KITCHEN/DINER

17'10 x 12'5 (5.44m x 3.78m)

Double glazed windows to the front and rear, fitted with a modern range of wall and base units with work-surfaces over, one and a half bowl ceramic sink and drainer with mixer tap over, built in electric oven and induction hob with extractor over, laminate flooring, radiator, coved ceiling, ceiling spot lighting, integrated dishwasher, space for dining table.

LIVING ROOM

13'7 x 11'10 (4.14m x 3.61m)

Double glazed window to the side, laminate flooring, coved ceiling, television point.

REAR HALL

Double glazed door to the rear of the property, laminate flooring.

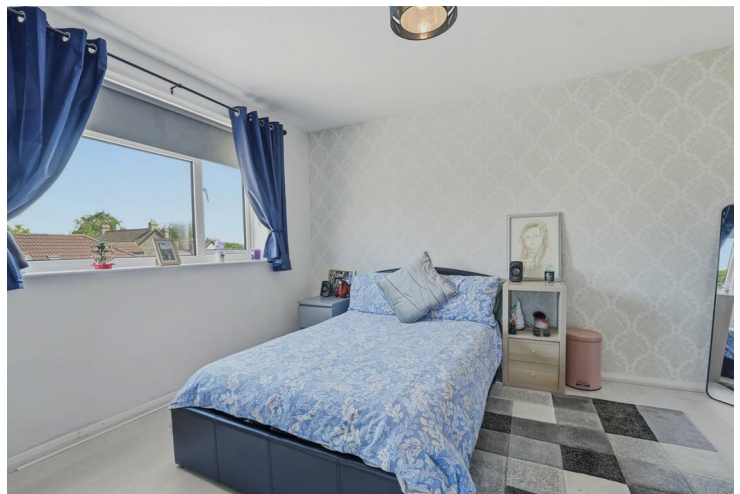
CLOAKROOM

Double glazed obscure window, low level w.c., laminate flooring, textured ceiling.

BEDROOM FOUR/RECEPTION

13'7 x 8'9 (4.14m x 2.67m)

Double glazed window, laminate flooring, coved ceiling, door to:-



LANDING

Double glazed window, access to loft with ladder and part boarded, built in airing cupboard with shelving housing boiler.

BEDROOM ONE

13'7 x 10'4 (4.14m x 3.15m)

Double glazed window, radiator, textured ceiling, laminate flooring, built in wardrobes with hanging space and shelving, television extension cable.

BEDROOM TWO

12'5 x 10'4 (3.78m x 3.15m)

Double glazed window, textured ceiling, laminate flooring, radiator, television extension cable.

BEDROOM THREE

9 x 7'6 (2.74m x 2.29m)

Double glazed window, wooden flooring, radiator, textured ceiling, television extension cable.

SHOWER ROOM

Double glazed obscure window, low level w.c, shower cubicle with shower over, pedestal hand wash basin, heated towel rail, fully tiled walls.

GARDENS

This property is situated on a corner plot with enclosed gardens surrounding the property, decking area with pergola, paved and gravelled areas, lawned areas to the front and side, storage shed, three access gates, pathway leading to entrance porch, mature shrubs.

STORAGE AREA

With electric roller garage door, power, space for washing machine and tumble dryer.

DRIVEWAY

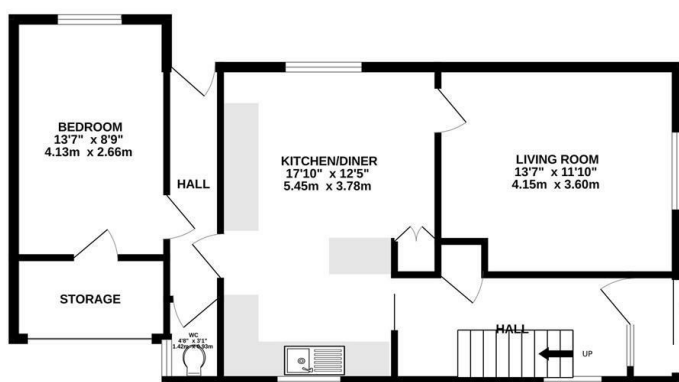
Large block paved driveway to the front providing off street parking for several vehicles and two access gates to the wrap around gardens, EV charging point.



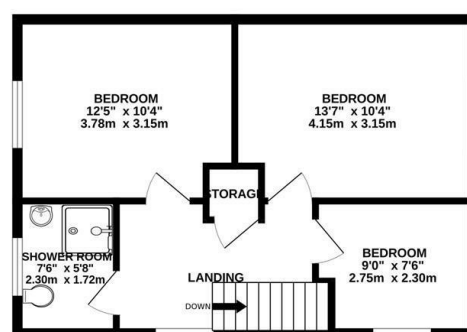
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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