



**Heath Gardens,
Bristol, BS36 2TQ**

**PRICE: Offers In
Excess Of £325,000**

Property Features

- Semi Detached Bungalow
- Two Bedrooms
- Living Room
- No Onward Chain
- Kitchen/Breakfast Room
- Garage & Parking
- Good Sized Rear Garden
- Requires Modernisation

Full Description

This delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed into a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen/breakfast room is a practical space, allowing for casual dining and culinary creativity. The layout is designed to maximise both functionality and comfort, making it a joy to live in.

The bungalow features a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the property benefits from a garage, providing ample storage or parking for one vehicle, which is a valuable asset in this desirable location.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and straightforward purchasing process. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without delay.

Heath Gardens is a peaceful neighbourhood, offering a sense of community while being conveniently located near local amenities and transport links. This bungalow presents an excellent opportunity for anyone looking to settle in a tranquil yet accessible part of Bristol. Don't miss the chance to make this lovely property your new home.



ENTRANCE HALL

Door to hallway,

LOUNGE

12'8" x 12'0" (3.86 x 3.66)

Double glazed window to front and radiator.

KITCHEN/BREAKFAST ROOM

14'7" x 12'3" (4.44 x 3.73)

Double glazed window to side and rear, door to side, a range of wall and base units with worksurface over, space for washing machine, space for dishwasher, space for fridge and space for freezer. Integrated oven hob and extractor fan. Two storage cupboards, wall mounted combination boiler and part tiled walls.

BEDROOM 1

12'0" x 11'5" (3.66 x 3.48)

Double glazed window two rear and radiator.

BEDROOM 2

11'3" x 9'2" (3.43 x 2.79)

Double glazed window to front, radiator and TV point.

BATHROOM

Double glazed obscure window as side, suite comprising of a panel bath with main fed shower over, pedestal hand wash basin, low level WC, radiator fully tiled walls, shaver point, extractor fan and electric fan heater.

GARAGE & PARKING

with side door to garden

REAR GARDEN

Mainly laid to lawn with mature shrubs and vegetable area. Side gate and door to garage.

Frontage

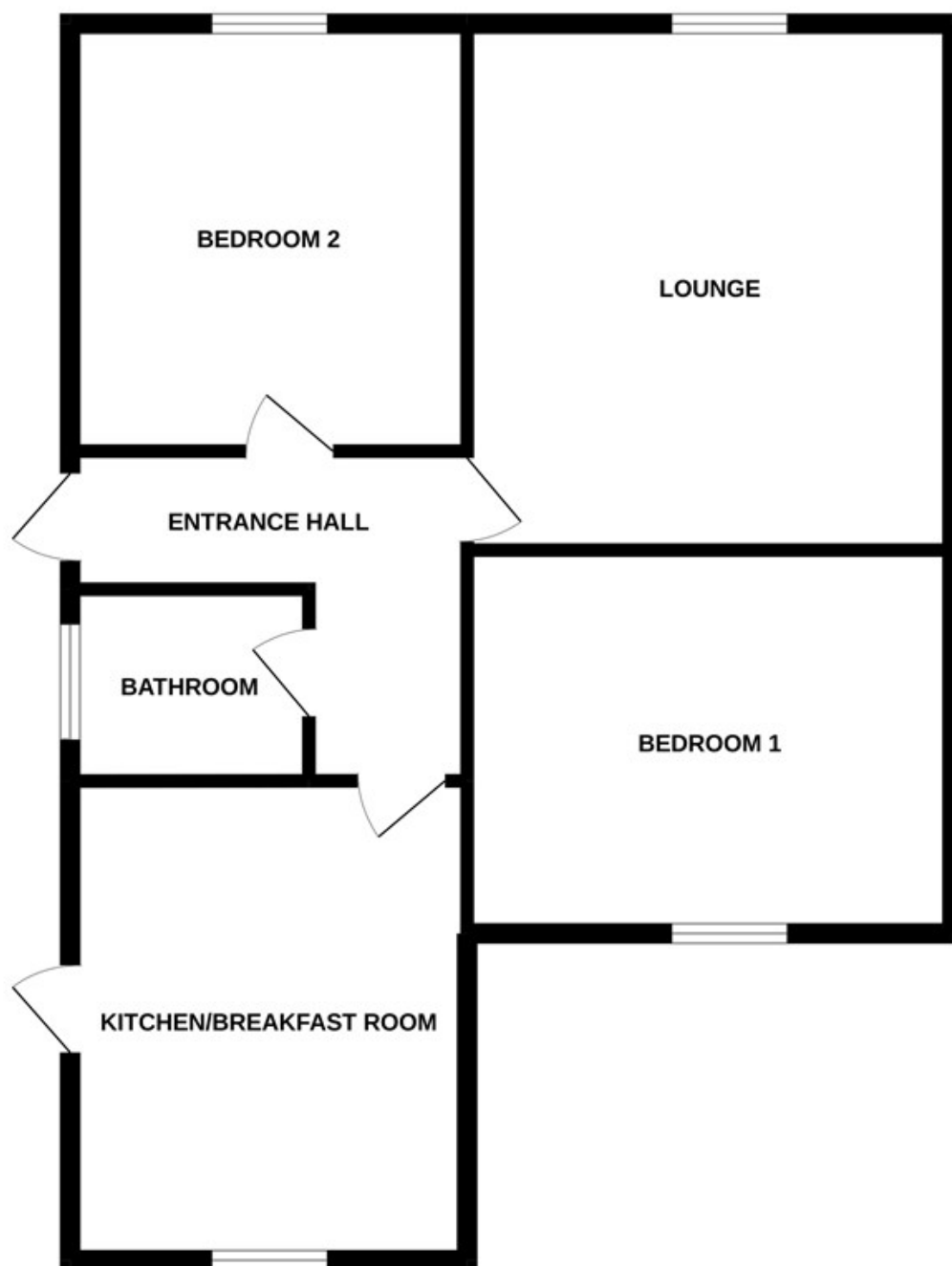
Off street parking for several vehicles, mainly laid to chippings and mature shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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



Measurements are approximate. Not to scale. Illustrative purposes only
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