



## Badminton Road

Coalpit Heath, Bristol, BS36 2QD

£535,000



This detached bungalow enjoys corner plot gardens and offers the following accommodation. An entrance hall, cloakroom, good sized lounge, dining room, kitchen and utility room, double glazed conservatory, shower room and three double bedrooms. Further benefits to the property are gas central heating, double glazing a garage and off road parking. No Chain ring now in order to avoid disappointment!!



**ENTRANCE PORCH**  
Entrance Door, tiled flooring.

**ENTRANCE HALL**  
Door to hallway

**CLOAKROOM**  
Double glazed window to the side, wash hand basin, WC, radiator.

**LOUNGE** 20'5" x 11'9" (6.22m x 3.58m)  
Double glazed bay window to the front, double glazed window to the side, gas feature fireplace, two radiators.

**DINING ROOM** 15'1" x 9' (4.60m x 2.74m)  
Double glazed window to the side, wood flooring, radiator.

**KITCHEN** 10'2" x 8'11 (3.10m x 2.72m)  
Double glazed window to the side and rear, wall and base units with work surface over, 1.5 stainless steel sink unit with tiled splash backs, spaces for cooker and space for dishwasher, Worcester gas boiler, tiled flooring.

**UTILITY ROOM** 6'3" x 5'8" (1.91m x 1.73m)  
Double glazed window to the side, double glazed door to the rear, plumbing for washing machine.

**CONSERVATORY** 10' x 8'8" (3.05m x 2.64m)  
Double glazed construction on dwarf wall, double glazed doors to the rear garden.

**BEDROOM ONE** 13' x 9'11 (3.96m x 3.02m)  
Double glazed windows to the front and side, radiator.

**BEDROOM TWO** 12' x 10'9" (3.66m x 3.28m)  
Double glazed window to the rear, radiator.

**BEDROOM THREE** 10'8" x 10'6" (3.25m x 3.20m)  
Double glazed window to the side, radiator.

**SHOWER ROOM** 6'9" x 5'8" (2.06m x 1.73m)  
Double glazed window to the rear, Shower cubicle, WC, vanity wash hand basin, heated towel rail, tiled walls.

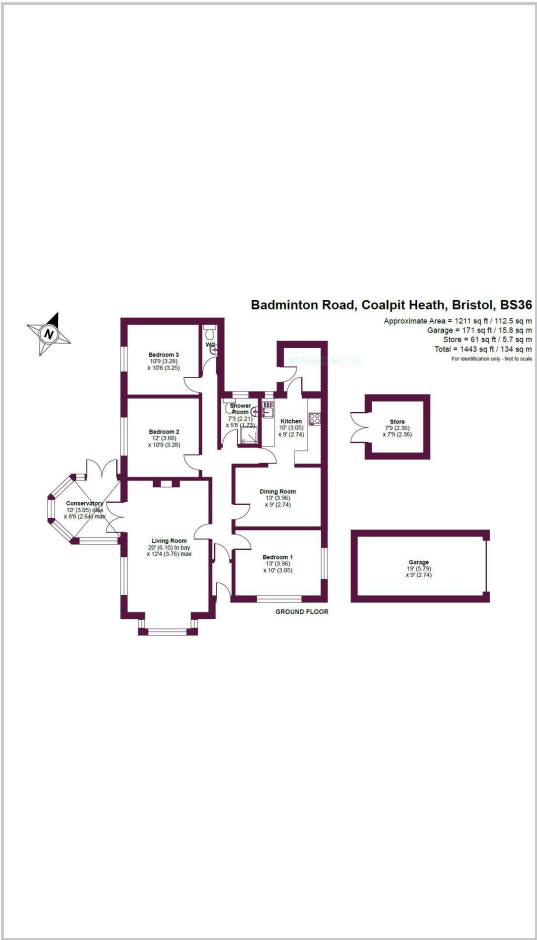
**OUTSIDE**  
There are gardens to the front, side and rear mainly laid to lawn with side patio, two greenhouses, bushes and tree.

**GARAGE**  
Single garage and off road parking.

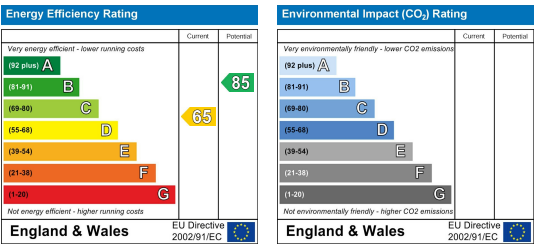
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.