



**Bristol Road,  
Bristol, BS36 2AY**

**PRICE: £375,000**

## Property Features

- Three Bedroom Cottage
- Two Reception Rooms
- Requires Modernisation
- Conservatory
- Large Plot
- Garage & Parking
- No Onward Chain



## Full Description

### Hallway

Wooden door to entrance hallway with radiator and door to kitchen.

### Kitchen

Double glazed window to rear, a range of wall and base units with work top over. Space for washing machine, space for dishwasher, space for fridge and cooker.

Radiator, part tiled walls, door to and stairs rising to 1st floor landing.



### Dining Room

Fireplace, patio doors to rear conservatory and radiator. Open to;



### Living Room

Double glazed bay window to front and radiator.

### Conservatory

With tiled floor and floor mounted boiler. Door to garden.

### Landing

Radiator and doors to;

### Bedroom 1

Double glazed window to rear, radiator and a range of fitted storage. Cupboard housing hot water tank.



### Bedroom 2

Double glazed window to front, radiator and door to bedroom three.

### Bedroom 3

Double glazed window to rear and radiator. Door to loft room.

## Shower Room

Double glazed obscure window to rear, fully tiled walls, low level WC, pedestal hand wash basin, electric shower, extractor fan and radiator.

## Loft Room

Stairs rising to loft room with double glazed window to side.

## Rear Garden

The property is situated on a large plot with mature shrubs, hedging and fruit trees.

## Frontage

Block paved driveway for several vehicles, lawn and shrubs enclosed by walling blocked paved pathway to rear garden.

## Garage

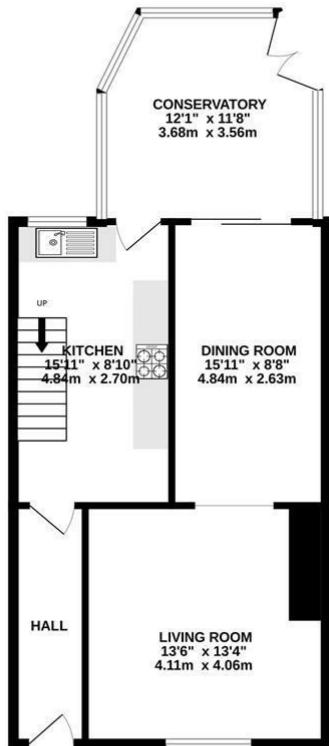
With up and over door and door to rear garden.



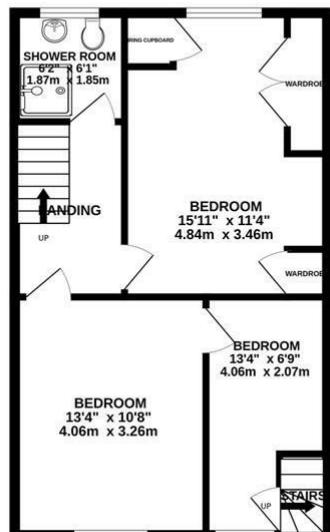
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	73	
(1-20) G	31	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

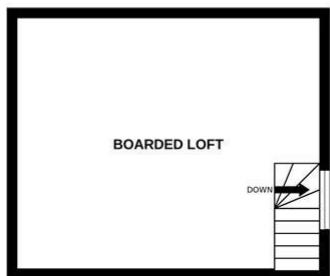
GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



2ND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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