



**Loveridge Court,  
Bristol, BS36 2NX**

**PRICE: Offers Over  
£425,000**



## Property Features

- Detached Town House
- Kitchen / Dining Room
- Excellent Location
- Cloakroom & Utility Room
- Three / Four Bedrooms
- One / Two Reception Rooms
- Garage & Off Street Parking
- Three En-suites

## Full Description

### ENTRANCE HALL

Double glazed door to hallway, Alarm panel, under floor heating controls, telephone point and stairs rising to first floor landing. Doors to:

### STUDY

11'9" x 7'9" (3.58 x 2.36)

Double glazed window to front, spot lights and telephone point. Under floor heating control.

### KITCHEN/DINER

17'6" x 13'3" (5.33 x 4.04)

Double glazed window and French doors to rear garden. A range of wall and base units with work surface over. one and half bowl sink with mixer tap and drainer. Integrated appliances include double oven, hob, extractor, dishwasher and fridge freezer. Door to storage cupboard and under stairs storage. Spot lights, telephone point and under floor heating controls.

### CLOAKROOM

Low level w/c and hand wash basin with tiled splash back and extractor.

### UTILITY ROOM

5'7" x 5'3" (1.7 x 1.6)

Double glazed window to front. Range of base units and larder unit with work surface over. Sink with mixer tap and drainer. Wall mounted boiler, extractor and wall mounted in built vacuum system. Tiled splash backs.

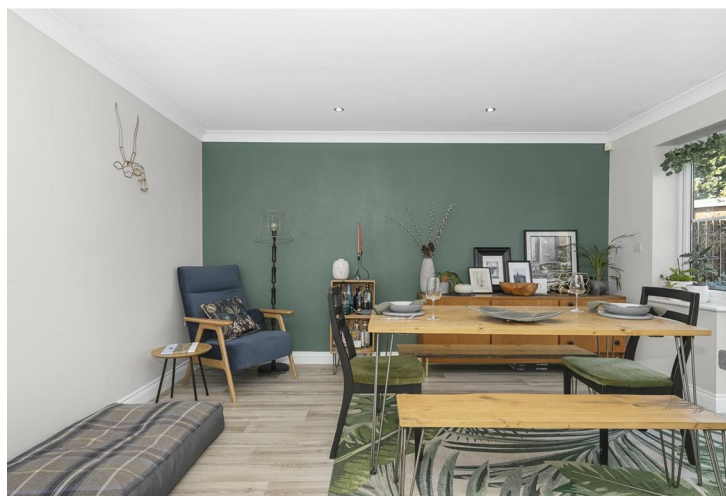
### LANDING

Stairs rising to second floor landing. Airing cupboard housing hot water cylinder and under floor heating manifold. Doors to:

### LIVING ROOM

17'7" x 11'5" (5.36 x 3.48)

Two double glazed windows to rear, feature gas fire with surround. Spot lights and two TV points. Under floor heating controls.



**MASTER BEDROOM**  
11'8" x 11'6" (3.56 x 3.51)  
Double glazed window to front, two fitted wardrobes and underfloor heating controls. Spot lights and TV and telephone points.

**ENSUITE BATHROOM**  
8'7" x 5'7" (2.62 x 1.7)  
Double glazed obscure window to front. Suite comprising of a low level w/c, pedestal hand wash basin, panelled bath and fully tiled shower cubicle with mains shower. Part tiled walls, towel radiator, shaver point and extractor.

**LANDING**  
Doors to:

**BEDROOM TWO**  
12'2" x 11'1" (3.71 x 3.38)  
Double glazed window to front, spot lights, access to loft and telephone point. Under floor heating controls. Storage cupboard and door to:

**ENSUITE**  
7'3" x 4'2" (2.21 x 1.27)  
Double glazed obscure window to front. Suite comprising of a low level w/c, pedestal hand wash basin with mixer tap and a fully tiled shower cubicle with mains shower. Part tiled walls, towel radiator, extractor and shelving.

**BEDROOM THREE**  
11'7" x 7'2" (3.53 x 2.18)  
Double glazed Velux window to rear, eaves storage and under floor heating controls. Door to:


**ENSUITE**  
7'3" x 6'1" (2.21 x 1.85)  
Double glazed Velux window to rear. Suite comprising of a low level w/c, pedestal hand wash basin and a fully tiled shower cubicle with mains shower. Part tiled walls, towel radiator, shaver point and extractor. Luxury vinyl tile flooring.

**GARDEN**  
Side access to front and rear access to rear parking area. Mainly laid to patio with gravelled and shrub borders.

**OFF STREET PARKING**  
Off street parking to the rear of garden.

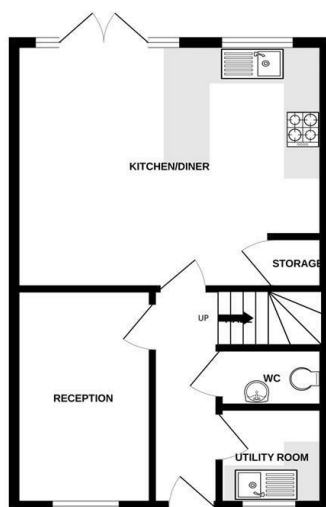
**GARAGE**  
With electric door, light and power.



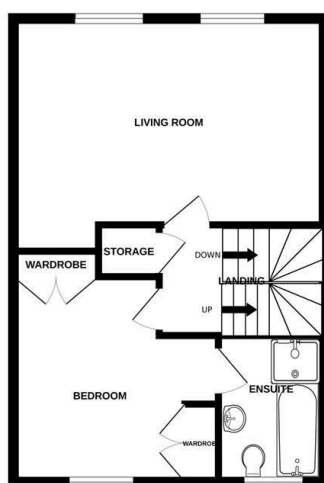
| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>82</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>65</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| 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 CO2 emissions |         |                            |
| (92 plus) A                                         |         | 82                         |
| (81-91) B                                           |         |                            |
| (69-80) C                                           |         |                            |
| (55-68) D                                           | 65      |                            |
| (39-54) E                                           |         |                            |
| (21-38) F                                           |         |                            |
| (1-20) G                                            |         |                            |
| Not environmentally friendly - higher CO2 emissions |         |                            |
| England & Wales                                     |         | EU Directive<br>2002/91/EC |

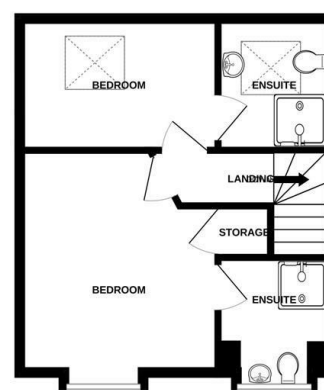
GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



2ND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1226 sq.ft. (113.9 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