



**Clyde Road,  
Bristol, BS36 2EA**

**PRICE: £365,000**

## Property Features

- Character Cottage
- No Onward Chain
- Two Bedrooms
- Two Reception Rooms
- Conservatory
- Off Street Parking For Two Cars
- Upstairs W.C.
- Good Sized Rear Garden
- Deceptively Spacious
- Beautifully Presented Throughout

## Full Description

### PORCH

With windows to sides, laminate flooring and door to,

### LIVING ROOM

11'10" x 11'1" (3.61m x 3.38m)

Leaded light double glazed window to front, window seat, wood flooring, radiator and fireplace with stone hearth wooden mantle and archway to;

### STUDY AREA

10'11" x 8'5" (3.33 x 2.57)

Radiator, stairs rising to 1st floor landing, wooden flooring and open to;

### UTILITY ROOM

8'6" x 11'1" (2.59m x 3.38m)

With a range of wall and base units with worktop over double glazed obscure window to side, spotlights cupboard housing Worcester Bosch combination boiler and door to Bathroom

### KITCHEN

12'3" x 11'1" (3.73m x 3.38m)

A range wall and base units with wooden work surface over, Belfast sink with mixer tap, space for range cooker with splashback and extractor fan over. Integrated fridge freezer, radiator and double glazed window to side. Tiled floor and open to;

### SUNROOM

14'3" x 11'7" (4.34m x 3.53m)

UPVC constructed with dwarf walling, laminate floor, overlooking rear garden.

### BATHROOM

Suite comprising of a P- shaped bath with mixer tap and waterfall shower, vanity hand wash basin with mixer tap, low level WC, heated towel rail, fully tiled floor, fully tiled walls, spotlights and extractor fan.



**LANDING**

Doors to;

**MASTER BEDROOM**

11'10" x 11'1" (3.61m x 3.38m)

Double glazed window to front, radiator, access to loft area and open fireplace.

**BEDROOM TWO**

14'2 max" x 11'1" (4.32m max" x 3.38m)

Double glazed window to rear, radiator and over stairs storage cupboard. Access to eaves storage.

**W/C**

With radiator, vanity hand wash basin with mixer tap and splashback. Low-level WC and tiled floor.

**REAR GARDEN**

Patio area enclosed by walling and fencing. Lawn area enclosed by walling and fencing pathway leading to storage area. Good sized rear storage area.

**FRONT GARDEN**

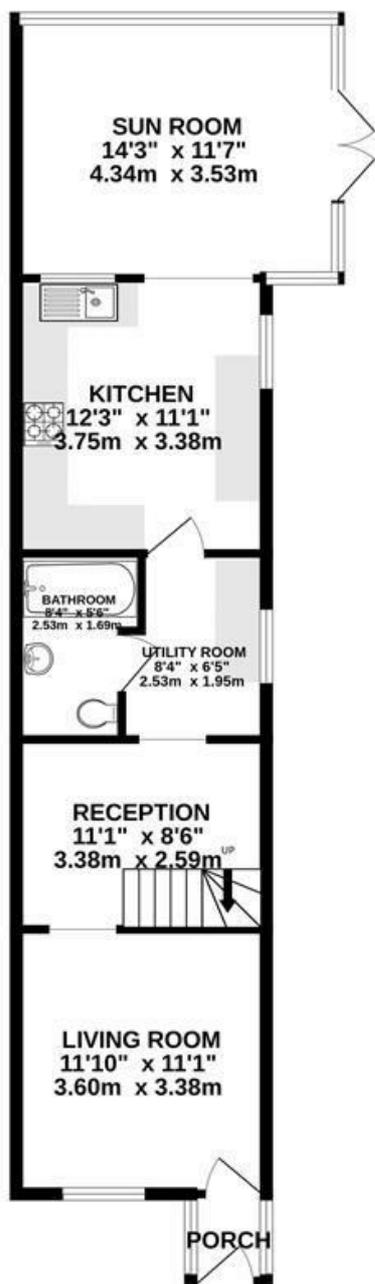
Mainly laid with gravel with mature shrubs. Pathway leading to front door.



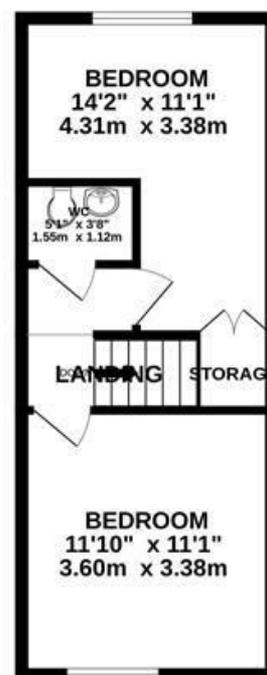
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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