

**Dragon Road,  
Bristol, BS36 1BQ**

**PRICE: Asking Price  
£230,000**

## Property Features

- Victorian Flat
- Two Bedrooms
- Shower Room
- Kitchen
- Gas Central Heating
- Good Size Rear Garden



## Full Description

This delightful flat on Dragon Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, shower room, kitchen and a large garden.

Winterbourne is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a desirable location for those looking to settle in a vibrant neighbourhood. With easy access to Bristol city centre and surrounding areas, this flat is perfectly positioned for both work and leisure.

This property presents an excellent opportunity for anyone looking to enjoy the benefits of flat living in a lovely part of Bristol. Don't miss the chance to make this charming flat your new home.

**Lobby**  
UPVC double glazed door to lobby, door to;

**Inner Hallway**  
Radiator, storage cupboard and doors to;

**Living Room**  
16'9" x 11'9" (5.13 x 3.59)  
Double glazed bay window to front, fireplace and two radiators.

**Principle Bedroom**  
14'7" x 11'1" (4.47 x 3.39)  
Double glazed windows to front, two fitted wardrobes, feature open fireplace with metal surround and radiator.

**Bedroom 2**  
9'8" x 9'2" (2.95 x 2.81)  
Radiator and door to;

### Shower Room

Comprising of a walk-in double shower with mains shower, low-level WC, pedestal hand wash basin with splashback and tiled floor. Double glazed obscure windows to rear, velux window, extractor fan, radiator and door to rear lobby;

### Kitchen

18'4" x 8'8" (5.61 x 2.65)

Double glazed obscure window to side, double glazed window to rear, double glazed door to rear lobby. A range of wall and base units with work surface over, one and a half bowl sink with mixer tap and tiled splashback. Space for fridge freezer, space for cooker, space for washing machine. Radiator and Oak flooring. Wall mounted Worcester Bosch combination boiler.



### Rear Lobby

Double glazed window to side, radiator, tiled floor and double glazed obscure door to rear garden.

### Rear Garden

Good sized rear garden with off street parking.

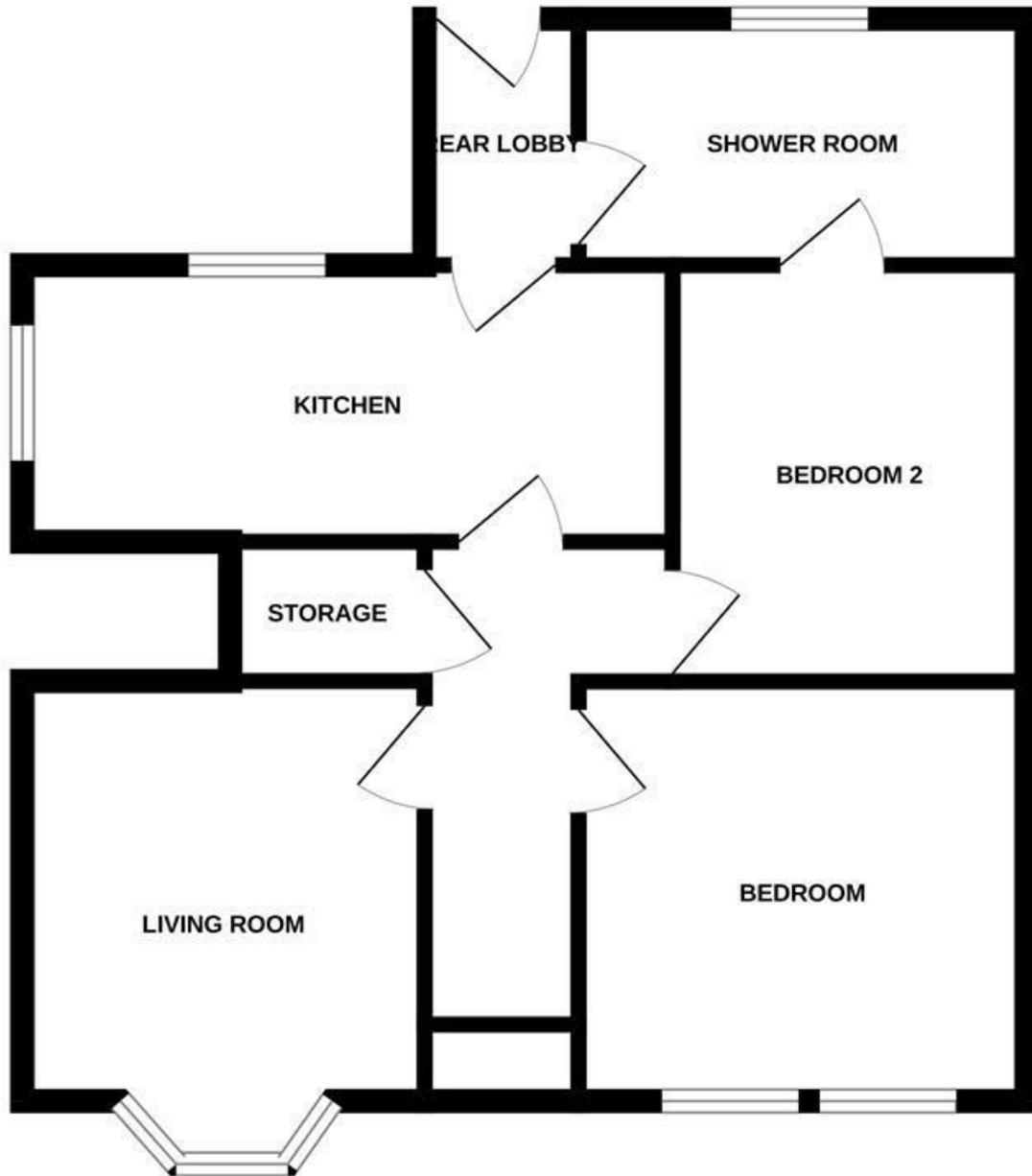


| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         |           |
| (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>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |         |           |



## GROUND FLOOR



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