



**Hicks Common Road,
Bristol, BS36 1EQ**

PRICE: £1,900 PCM

Property Features

- Executive Detached House
- 4 Bedrooms
- Views Over Open Countryside
- 2 Reception Rooms
- Kitchen & Utility
- Garage & Workshop
- Views Over Pond
- PETS CONSIDERED
- Must Be Viewed

Full Description

Entrance Hall

Living Room
20'4" x 10'5" (6.2m x 3.2m)

Dining Room
11'9" x 12'4" (3.59m x 3.78m)

Kitchen
12'6" x 8'0" (3.82m x 2.46m)

Utility Room
12'4" x 5'1" (3.78m x 1.57m)

Cloakroom

Landing

Master Bedroom
14'2" x 12'4" (4.34m x 3.78m)

Bedroom 2
11'3" x 10'7" (3.43m x 3.23m)

Bedroom 3
12'4" x 7'6" (3.78m x 2.31m)

Bedroom 4
9'6" x 8'2" (2.91m x 2.49m)

Bathroom

Garage & Workshop

Gardens

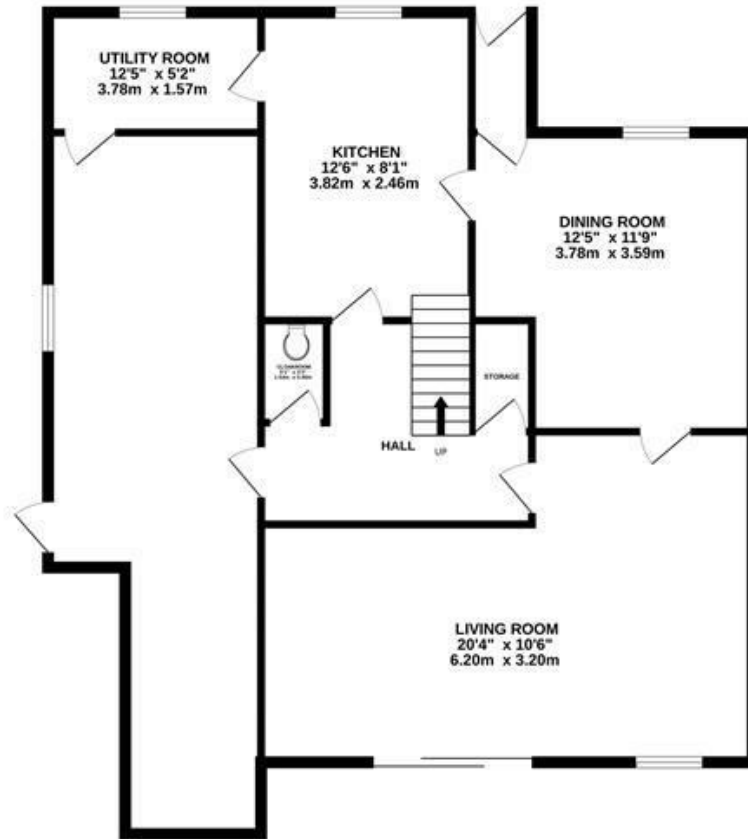




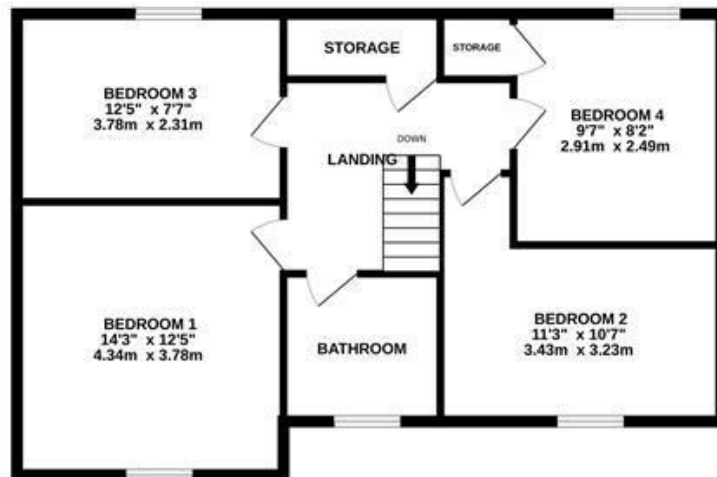
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST 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