



**Church Road,  
Bristol, BS36 2NE**

**PRICE: Asking Price  
£375,000**



## Property Features

- Detached Bungalow
- Deceptively Spacious
- Three Bedrooms
- 20' Kitchen/Dining Room
- 20' Living Room
- Conservatory
- Wet Room
- Enclosed Rear Courtyard Garden
- Off Street Parking

## Full Description

### Porch

Double glazed windows to the front and side, double glazed door to the side.

### Entrance Hall

Radiator, smoke detector, access to the loft space.

### Living Room

20'4 x 12'3 (6.20m x 3.73m)

Double glazed window to the side, double glazed French doors to the rear, feature fireplace with electric fire, wall light points, two radiators.

### Conservatory

12'3 x 9'5 (3.73m x 2.87m)

Tiled flooring, double glazed windows to the side and rear, double glazed patio doors to the side, radiator.

### Kitchen/Dining Room

20'4 x 8'8 (6.20m x 2.64m)

Double glazed window and door to the rear, two double glazed windows to the side, fitted with a range of wall and base units with roll edge work-surfaces over, one and a half bowl stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, space for fridge/freezer, space for washing machine, built in electric oven and electric hob with extractor over, radiator, space for table, television point.

### Bedroom One

14'6 x 8 (4.42m x 2.44m)

Double glazed windows to the front and side, radiator.

### Bedroom Two

10'11 x 9'5 (3.33m x 2.87m)

Double glazed window to the side, radiator.





Bedroom Three  
10'7 x 7'4 (3.23m x 2.24m)  
Double glazed window to the front, radiator.

Wet Room  
Double glazed obscure window to the side, walk in shower area with shower over, vanity wash hand basin, low level w.c., heated towel rail, extractor ceiling spot lighting.

Rear Garden  
Courtyard garden, enclosed by fencing and walling, lighting, side access gate, storage shed.

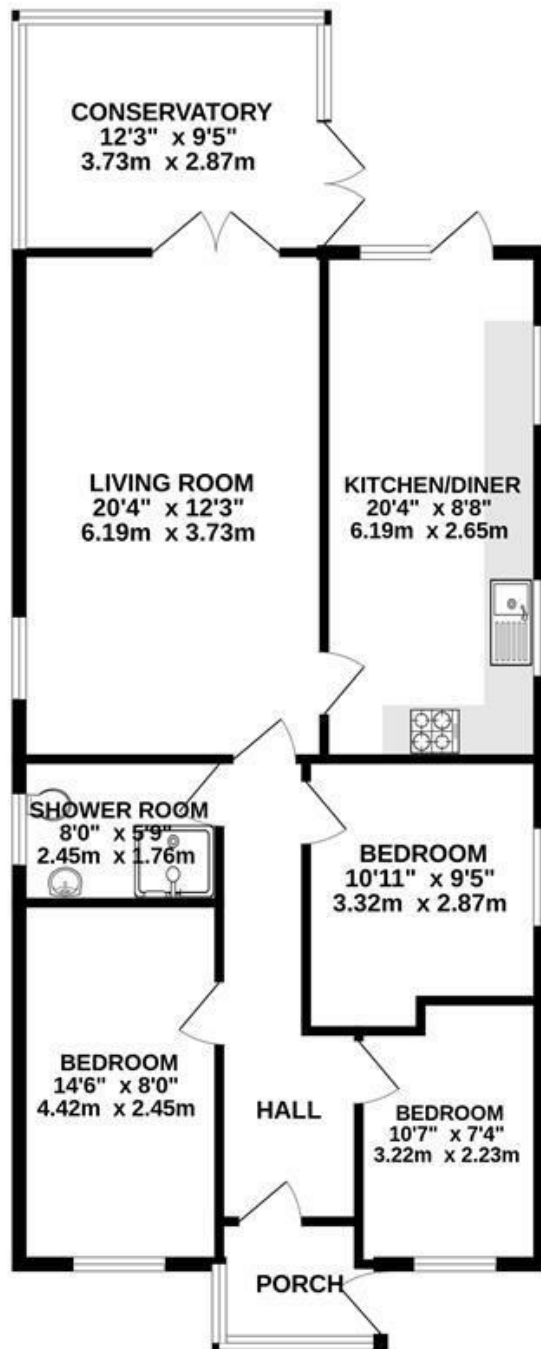
Front  
Block paved area in front of the property providing off street parking, pedestrian access to the rear garden at the side of the bungalow.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(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 <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  
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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4 Flaxpits Lane  
Winterbourne  
Bristol  
BS36 1JX

[www.aj-homes.co.uk](http://www.aj-homes.co.uk)  
[info@aj-homes.co.uk](mailto:info@aj-homes.co.uk)  
01454 252140

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