



**Syms Avenue,
Bristol, BS36 2FQ**

**PRICE: Asking Price
£350,000**

Property Features

- Three Storey Townhouse
- Four Bedrooms
- First Floor Living Room
- Kitchen/Dining Room
- Cloakroom
- En-Suite Shower Room
- Bathroom & Shower Room
- Garage & Off Street Parking
- Enclosed Rear Garden

Full Description

Description

A three storey semi detached townhouse offering four bedrooms (master en-suite), Living Room, Kitchen/Dining Room, Cloakroom, Bathroom & Shower Room. Outside is a single garage & parking and an enclosed rear garden. Located on a popular modern development in the village of Frampton Cotterell.

Entrance Hall

Built in storage cupboard with hanging rail and shelving, stairs rising to the first floor landing, under stairs storage area, radiator.

Cloakroom

Low level w.c., pedestal wash hand basin, tiled splash-backs, radiator, extractor.

Kitchen/Dining Room

14'7 x 12'3 (4.45m x 3.73m)

Double glazed window to the rear, double glazed door to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, built in double electric oven and gas hob with extractor over, space for dish washer, integrated fridge/freezer, stainless steel single drainer sink unit with mixer tap over, under stairs storage cupboard, space for dining table, boiler in cupboard, radiator, television point.

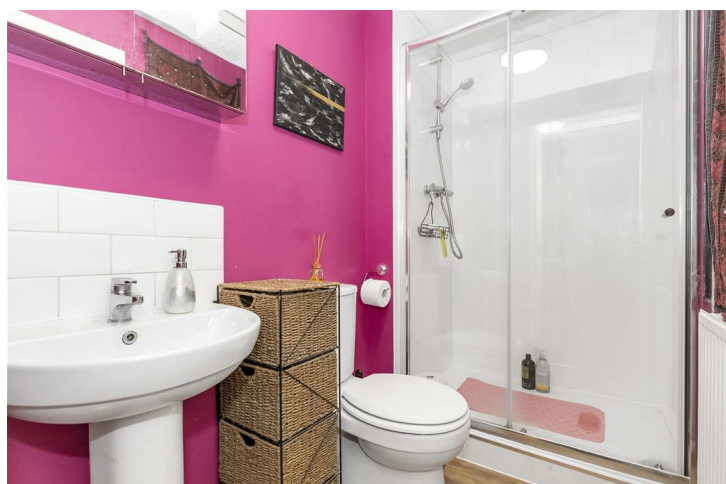
First Floor Landing

Radiator, stairs rising to the second floor landing, smoke detector.

Living Room

16'9 x 14'7 (5.11m x 4.45m)

Double glazed window to the front, double glazed doors with 'Juliet' balcony to the front, two radiators, television point.



Bedroom Three
11'7 x 7'3 (3.53m x 2.21m)
Double glazed window to the rear, radiator, television point.

Bedroom Four
10'9 x 7'4 (3.28m x 2.24m)
Double glazed window to the rear, radiator.

Shower Room
Built in shower cubicle with shower over, low level w.c, pedestal wash hand basin, tiled splash backs, radiator, extractor.

Second Floor Landing
Built in airing cupboard housing tank, radiator, smoke detector, access to the loft space with ladder.

Bedroom One
14'7 x 12'2 (4.45m x 3.71m)
Two double glazed windows to the front, radiator, telephone point, power points with USB charging.

En-Suite Shower Room
Built in shower cubicle with shower over, pedestal wash hand basin, tiled splash-backs, low level w.c., extractor, shaver point, radiator.

Bedroom Two
14'7 x 10'9 (4.45m x 3.28m)
Two double glazed windows to the rear, radiator.

Bathroom
Panelled bath, low level w.c., pedestal wash hand basin, tiled splash-backs, extractor, shaver point.

Garage
Integral garage with up and over door, power and lighting.

Front
One off street parking space in front of the property, outside storage cupboard, covered entrance porch.

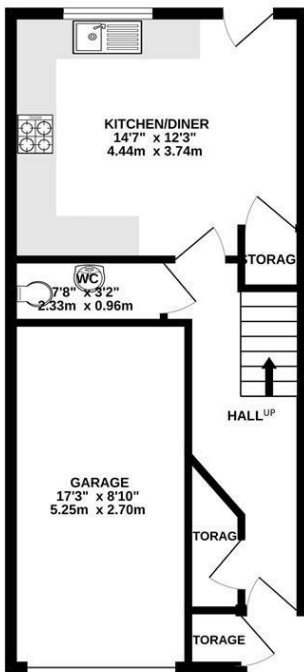
Rear Garden
Enclosed by fencing, laid to lawn, paved patio area, fruit trees, outside power point, tap.



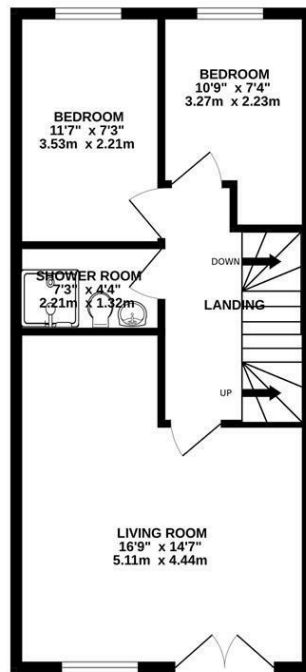
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

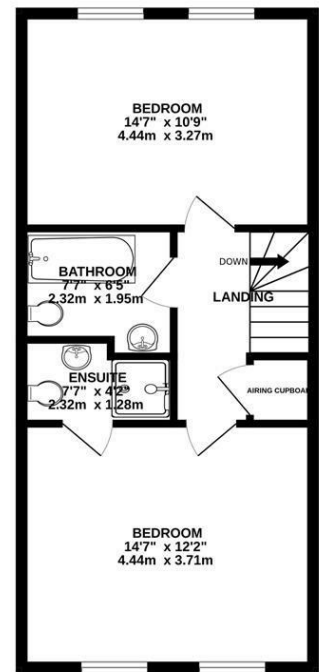
GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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 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