



**Clyde Road,
Bristol, BS36 2EE**

**PRICE: Offers In
Excess Of £600,000**

Property Features

- Character Cottage
- Semi Detached
- Four Double Bedrooms
- Three Reception Rooms
- Utility Room
- Cloakroom
- Kitchen/Breakfast Room
- Detached Garage & Off Street Parking
- Cottage Gardens
- Popular Central Village Location

Full Description

Entrance Hall

Double glazed leaded light window to the front, radiator, stairs rising to the first floor landing.

Study/Office

13'7 x 11'1 (4.14m x 3.38m)

Double glazed leaded light window to the front, radiator, coved ceiling, feature fireplace.

Dining Room

13'9 x 13'7 (4.19m x 4.14m)

Double glazed leaded light window to the front, radiator, feature fireplace, coved ceiling, under stairs storage cupboard.

Living Room

16'2 x 13'7 (4.93m x 4.14m)

Double glazed leaded light windows to the front and rear, feature fireplace with woodburner, coved ceiling, two radiators.

Kitchen/Breakfast Room

15'10 x 15'6 (4.83m x 4.72m)

Double glazed leaded light windows to the side and rear, door to the side, fitted with a range of wall and base units with roll edge work-surfaces over, space for fridge/freezer, integrated fridge, integrated dishwasher, built in electric oven and gas hob with extractor over, tiled splash-backs, single drainer sink unit with mixer tap over, space for dining table, tiled flooring, ceiling spot lighting, radiator.

Utility Room

7'11 x 7'5 (2.41m x 2.26m)

Double glazed window to the rear, stainless steel single drainer sink unit with mixer tap over, space for washing machine, space for freezer, laminate flooring, built in storage cupboard.



Cloakroom
Double glazed obscure window to the rear, Low level w.c., built in storage cupboard.

Landing
built in airing cupboard housing boiler, access to the loft space.

Bedroom One
14 x 13'7 (4.27m x 4.14m)
Double glazed leaded light windows to the front and rear, fitted wardrobes with hanging space, shelving and drawers below, radiator.

Bedroom Two
13'7 x 11'2 (4.14m x 3.40m)
Double glazed leaded light window to the front, radiator, built in storage cupboard.

Bedroom Three
15'10 x 8'6 (4.83m x 2.59m)
Double glazed leaded light window to the side, radiator.

Bedroom Four
10'7 x 10'1 (3.23m x 3.07m)
Double glazed leaded light window to the front, radiator, wooden flooring.

Bathroom
Double glazed obscure window to the side, built in shower cubicle with shower over, panelled bath, low level w.c., pedestal wash hand basin, part tiled walls, ceiling spot lighting.

Side and Rear Gardens
Enclosed by fencing, gravelled area, laid to lawn, vegetable garden area, two storage sheds, planted borders, block paved area, access to the driveway.

Front Garden
Laid to lawn with gravelled and paving stone pathway. mature shrubs.

Garage
Detached single garage, window to the side, door to the side, up and over door, power and lighting.

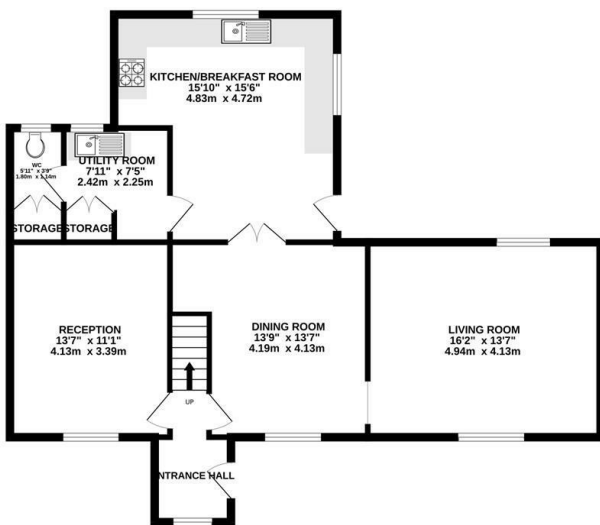
Parking
Off street parking for three cars. Hard standing providing off street parking in front of the garage and to the side, further hard standing to the side of the garage accessed by gates.



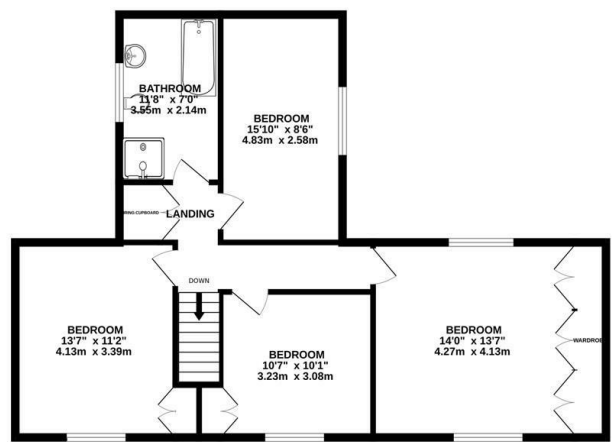
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA : 1693 sq.ft. (157.3 sq.m.) approx.
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