



**Rowdell Avenue,
Coalpit Heath, BS36 2TP**

**PRICE: Asking Price
£369,950**

Property Features

- Semi Detached House
- Three Bedrooms
- Living Room
- Kitchen/Dining Room
- Cloakroom
- En-Suite to the Master Bedroom
- Off Street Parking
- Beautifully Presented Throughout
- Popular Development

Full Description

Entrance Hall

Stairs rising to the first floor landing, smoke detector, built in double storage cupboard, smoke detector, Amtico flooring.

Cloakroom

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

Living Room

15'6" x 10'7" (4.72m x 3.23m)

Double glazed windows to the front and side, radiator, television point.

Kitchen/Dining Room

15'6" x 8'10" (4.72m x 2.69m)

Double glazed windows to the front and side, double glazed French doors to the side, fitted with a modern range of wall and base units with roll edge work-surfaces over, under cupboard lighting, integrated dishwasher, integrated washing machine, built in electric oven and electric hob with extractor over, integrated fridge/freezer, stainless steel single drainer sink unit with mixer tap over, extractor fan, television point, Amtico flooring, space for dining table.

Landing

Access to the loft space, built in airing cupboard with shelving, smoke detector.

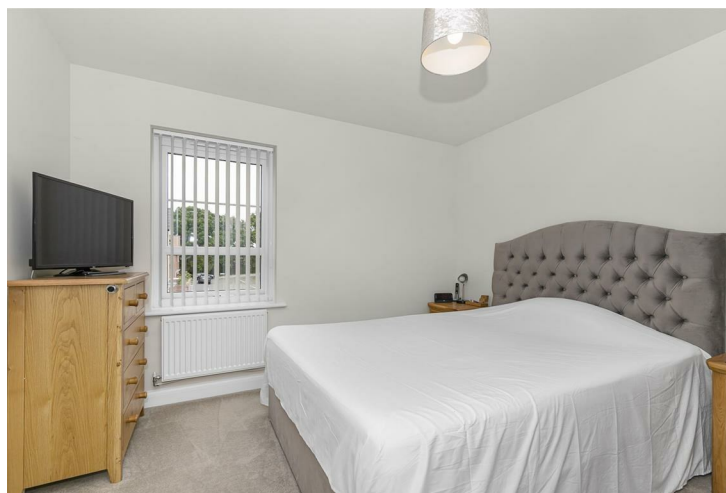
Bedroom One

11 x 10'9" (3.35m x 3.28m)

Double glazed window to the side, radiator, television point.

En-Suite Shower Room

Double glazed obscure window to the front, low level w.c., pedestal wash hand basin, radiator, built in shower cubicle with shower over, Amtico flooring.



Bedroom Two
11'5 x 9'2 (3.48m x 2.79m)
Double glazed window to the front, radiator, television point, recess area.

Bedroom Three
9'3 x 6'4 (2.82m x 1.93m)
Double glazed window to the side, radiator.

Bathroom
Double glazed obscure window to the front, panelled bath, pedestal wash hand basin, low level w.c., part tiled walls, extractor, part tiled walls, shaver point, amtico flooring.

Garden
Enclosed by fencing & walling, paved patio area, path to leading to the parking area, enclosed by fencing and walling, astro turf, storage shed with power, tap, lighting.

Parking
Driveway to the side of the garden providing off street parking for two vehicles.

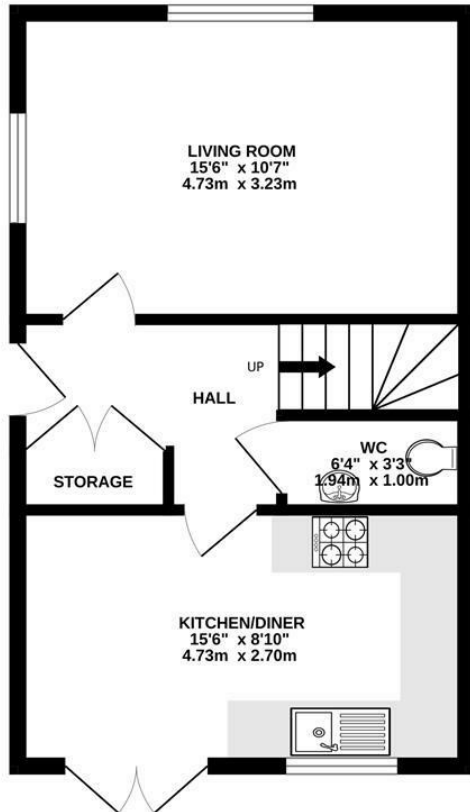
Front
Steps leading to the front dootr, lawned and gravelled areas.



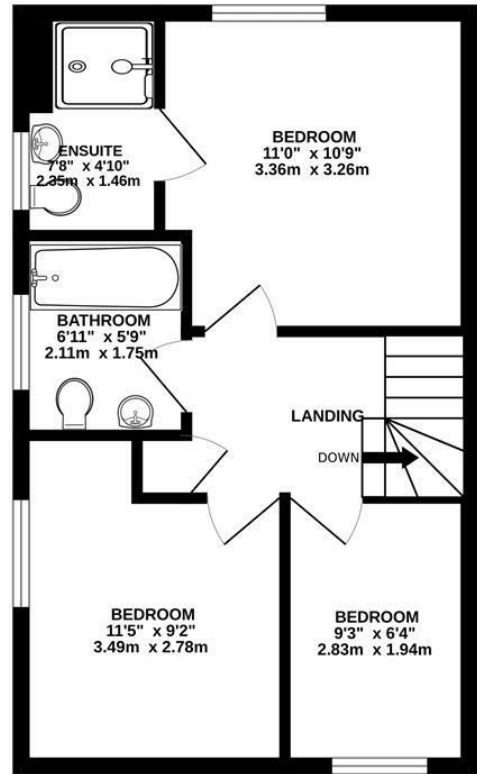
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO 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		

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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
info@aj-homes.co.uk
01454 252140

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