



**Winchcombe Road,  
BRISTOL, BS36 2AG**

**PRICE: £600,000**

## Property Features

- Link Detached Benson Bungalow
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Corner Plot
- Bathroom & Shower Room
- Detached Double Garage
- Front Rear & Side Gardens
- Off Street Parking
- Sought After Location

## Full Description

### ENTRANCE HALL

L shaped, double glazed front door, under stairs storage cupboard, radiator, obscure double glazed window, stairs rising to the first floor landing. Doors to:

### LOUNGE

18'4" x 12'4" (5.66 x 3.76)

Double glazed window, fireplace with inset multi fuel burner and granite hearth, television point and radiator.

### KITCHEN

11'4" x 7'0" (3.45 x 2.13)

Double glazed window to rear, double glazed door to side, a range of fitted wall and base units with work-surfaces over, sink unit with mixer tap over, built in electric oven and gas hob with extractor over, integrated fridge freezer and integrated dishwasher. Spot lights.

### DINING ROOM

12'4" x 11'4" (3.76 x 3.45)

Double glazed patio door overlooking garden, radiator, door with steps down to:-

### STUDY/BEDROOM FOUR

11'5" x 9'9" (3.48 x 2.97)

Double glazed patio doors leading to the garden and radiator.

### BEDROOM THREE

10'6" x 8'4" (3.2 x 2.54)

Double glazed window to front and radiator.

### BATHROOM

Double glazed obscure window, corner tiled shower cubicle with mains shower over, vanity wash hand basin, low level w.c., panelled bath with mixer tap and shower attachment, heated towel rail, tiled walls.



LANDING

Doors to:-

MASTER BEDROOM

13'0" x 11'0" (3.96 x 3.35)

Double glazed window to font, radiator and two eaves storage cupboard.

BEDROOM TWO

13'4" x 11'0" (4.06 x 3.35)

Double glazed window overlooking garden, radiator, eaves storage cupboards one housing Vaillant combination boiler.

SHOWER ROOM

Corner shower cubicle with main shower over, low level w.c., vanity wash hand basin with mixer tap and splash backs, heated towel rail, extractor fan and Velux window.

FRONT GARDEN

Corner plot laid to lawn with well stocked herbaceous borders, pathway to the front door, variety of fruit trees including apple, plum, pear, quince & mulberry. gated side access.

REAR GARDEN

Paved patio area with covered side walkway, step down to the lawn, planted borders, side access and door to the garage.

DOUBLE GARAGE

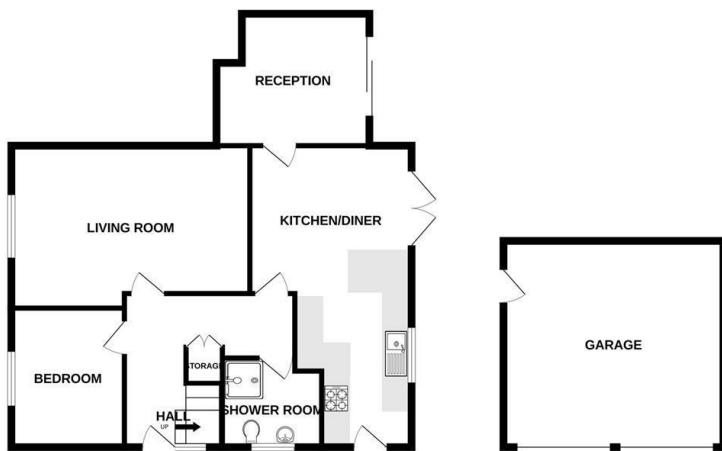
Two up and over doors, power and lighting, tap, door to the rear garden. Car charging point. Plumbing for washing machine.



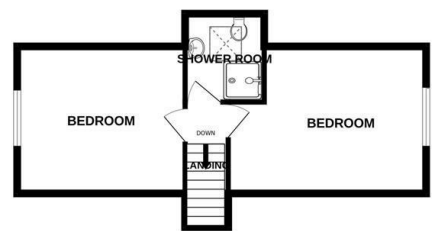
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	77

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  
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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