aj homes

Flaxpits Lane,
Bristol, BS36 1LA

PRICE: Asking Price
£350,000

Property Features

- **Extended Semi Detached House**
- **Three Bedrooms**
- **Lounge/Dining Room**
- **Kitchen**
- **Downstairs Shower Room**
- **Utility Room**
- **Oversize Single Garage**
- **Good Sized Rear Garden**
- **Close to Local Shops and Amenities**
- **In Need of Modernisation**

Full Description

Description
On Flaxpits Lane, Winterbourne this semi-detached house offers a wonderful opportunity for those seeking a spacious family home. Built between 1960 and 1969, the property boasts three well-proportioned bedrooms.

Upon entering, you will find a generous lounge/dining area, conservatory, additionally, a large utility room presents the potential for conversion into a studio annexe, offering versatility for your living arrangements.

The house is equipped with a bathroom and a separate shower room, a great addition for a busy household. Outside, you will find a driveway providing off street , along with a garage, providing ample storage and ease of access. The property is situated close to local shops and schools, making it a practical choice for families and commuters alike.

While the home is in need of modernisation, it presents a fantastic opportunity for buyers to put their own stamp on it and create a space that truly reflects their style.

Entrance Porch
Double glazed patio doors to the front, coved ceiling, door to the entrance hall.

Entrance Hallway
Stairs rising to the first floor landing, radiator, coved ceiling, smoke detector.

Lounge/Dining Room
23'0 x 12'7 (7.01m x 3.84m)
Double glazed window to the front, window to the rear, coved ceiling, feature fireplace with coal fire., electric radiator.

Kitchen
13'9 x 8'11 (4.19m x 2.72m)
Window to the rear, fitted with a range of wall and base units with roll edge work surfaces over, electric hob, electric hot plate, integrated double electric oven, integrated microwave, wall mounted light point, stainless steel double bowl single drainer sink unit with mixer tap over, shelving, door to the utility room, door to the conservatory.

Utility Room
15'1 x 10'3 (4.60m x 3.12m)
Double glazed window to the rear, stainless steel double drainer sink unit with cupboards below and additional matching storage units, door to the garage, space for washing machine, space for tumble dryer, space for fridge/freezer.

Garden Room
11'10 x 7'7 (3.61m x 2.31m)
Double glazed patio doors to the rear.

Shower Room
4'11 x 4'2 (1.50m x 1.27m)
Double glazed obscure window to the rear, fully tiled walls, built in walk in shower cubicle with shower over, WC, wall mounted wash hand basin, wall mounted electric heater.

Landing
Double glazed window to the side, access to the loft space with ladder and lighting which is fully boarded and enclosed

Bedroom One
12'8 x 10'7 (3.86m x 3.23m)
Double glazed window to the front, built in airing cupboard housing hot water tank, coved ceiling.

Bedroom Two
12'1 x 10'4 (3.68m x 3.15m)
Double glazed window to the rear, coved ceiling.

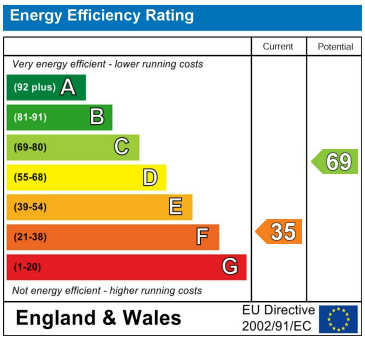
Bedroom Three
8'5 x 7'10 (2.57m x 2.39m)
Double glazed window to the front.

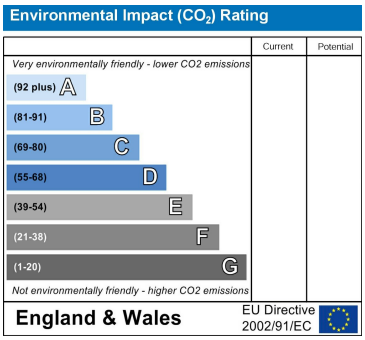
Bathroom
6'3 x 5'9 (1.91m x 1.75m)
Double glazed obscure window to the rear, panelled bath, pedestal wash hand basin, low level w.c., fully tiled walls.

Garage
22'0 x 13'9 (6.71m x 4.19m)
With electric roller door, lighting, coal storage, door to the utility room.

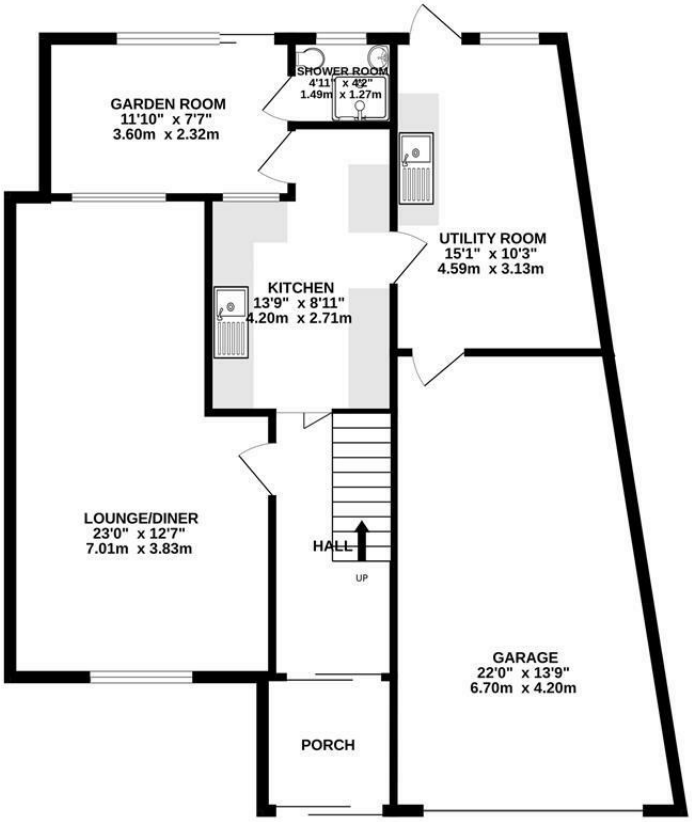
Rear Garden
Enclosed rear garden, paved patio area, lawned area, path to the rear, storage shed, door to the utility room, raised fish pond, raised planted borders.

Front
Imprinted concrete driveway providing off street parking, planted borders, lighting.

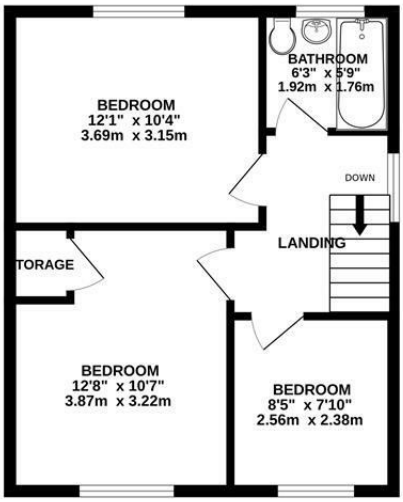




GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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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