



**Witney Mead,  
BRISTOL, BS36 2DS**

**PRICE: Offers In  
Excess Of £375,000**

## Property Features

- Extended End Terrace House
- Four Bedrooms
- Two Reception Rooms
- Beautiful Condition
- Open Plan Living
- Excellent Location
- Off Street Parking + 3 Communal Parking Spaces
- New Boiler 2019
- Replaced Windows 2019



## Full Description

### Entrance Hallway

Radiator, stairs rising to the first floor landing. Doors to:

### Cloakroom

Double glazed window to the front, low level w.c., pedestal wash hand basin, tiled splash-backs, tiled flooring, extractor fan.

### Living Room

15'0" x 12'4" (4.58m x 3.78m)

Double glazed window to the front, television point, radiator, laminate wood effect flooring, telephone point, under stairs storage cupboard, coved ceiling. Door to:

### Kitchen Diner

15'5" 10'0" (4.70 3.06)

A range of wall and base units with work surface over, space for washing machine and space for fridge freezer. Integrated dishwasher, oven, gas hob and extractor. Spot lights and radiator and open to:

### Family Room

14'4" x 8'7" (4.37 x 2.62)

Two double glazed windows to rear and double glazed door to rear garden. Radiator and roof lantern.

### Landing

### Bedroom 2

13'0" x 9'6" (3.97m x 2.91m)

Double glazed window to the front, radiator, coved ceiling.

### Bedroom 3

12'0" x 9'6" (3.68m x 2.91m)

Double glazed window to the rear, radiator, coved ceiling.

**Bedroom 4**  
8'3" x 7'7" (2.52m x 2.33m)  
Double glazed window to the rear, coved ceiling, radiator.

**Bathroom**  
Double glazed obscure window to the front, vanity low level w.c., vanity hand wash basin with mixer tap .  
Panelled bath with mains shower over, radiator, extractor.

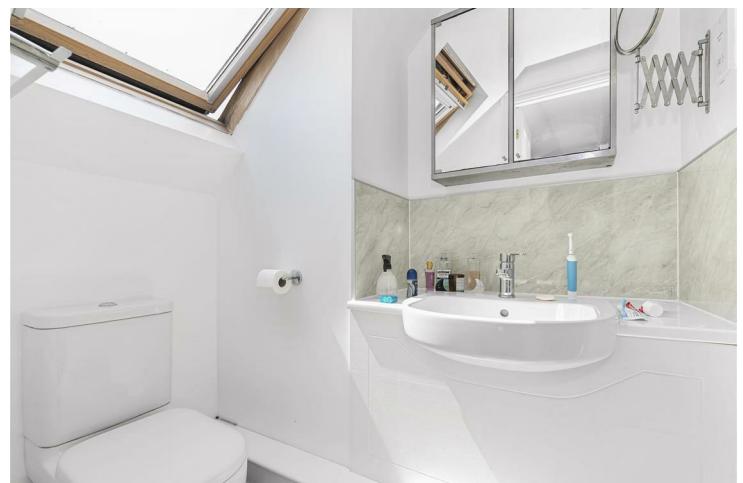
**Landing 2**  
Door to

**Master Bedroom**  
17'11" x 10'7" (5.48m x 3.25m)  
Double glazed windows to the side, double glazed Velux window to the front, two eaves storage cupboards, built in wardrobe and radiator.

**Ensuite**  
Double glazed Velux window to the front, built in shower cubicle with shower over, wash hand basin, low level w.c., tiled splash-backs, extractor, ceiling spot lighting.

**Garden**  
Enclosed by fencing, paved patio area, laid to astro turf, tap, outside power, side access with covered storage area.

**Off Street Parking**  
Block paved off street parking for one car.



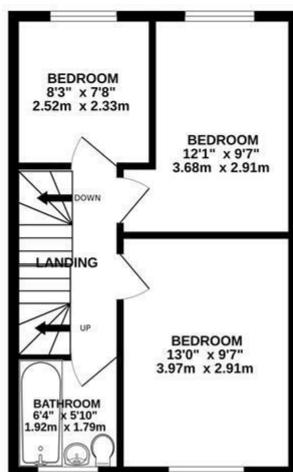
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

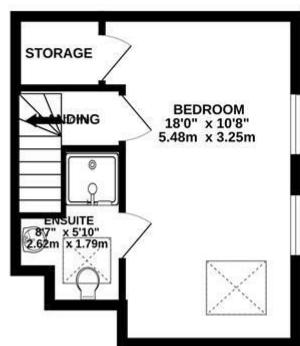
GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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