

**Rock Lane,
Bristol, BS34 8PF**

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

Property Features

- Semi Detached House
- Three bedrooms
- Two Reception Rooms
- Large Utility Room
- Downstairs WC
- Shower Room
- In Need Of Updating
- Front and Rear Gardens
- 18ft Garage
- Driveway Providing Off Street Parking

Full Description

Description

Located in the popular Stoke Gifford area of Bristol, this well proportioned three-bedroom semi-detached home on Rock Lane offers a wonderful opportunity for those looking to create their perfect home. The property features two separate reception rooms, providing great space for both relaxation and entertaining.

The home also boasts a large utility room and a cloakroom, enhancing practicality for family living. While the property is in need of updating, it presents a blank canvas for potential buyers to infuse their personal style and modern touches.

For those with vehicles, the property includes an 18ft garage and additional driveway providing off street parking, ensuring convenience for residents and guests alike. There is also a good-size garden to the rear.

Porch

Tiled flooring, door to the hallway.

Entrance Hallway

Stairs rising to the first floor landing, under stairs storage cupboard, radiator, textured ceiling, wall mounted thermostat.

Living Room

13'3 x 12'7 (4.04m x 3.84m)

Double glazed window leded light window to the front, radiator, feature fireplace.

Dining Room

12'4 x 10'11 (3.76m x 3.33m)

Double glazed patio doors to the rear, wall light points, feature fireplace, radiator.

Conservatory

10'6 x 5'0 (3.20m x 1.52m)

Double glazed windows and doors to the rear garden.



Kitchen

14'4 x 7'8 (4.37m x 2.34m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for cooker with extractor over, space for fridge, stainless steel single drainer sink unit, tiled splash-backs, space for table, textured ceiling, strip lighting, radiator, pantry, door to the utility room.

Utility Room

12'3 x 8'0 (3.73m x 2.44m)

Double glazed patio door to the rear garden, space for freezer, space for washing machine, space for tumble dryer, textured ceiling, door to the garage, strip lighting.

Cloakroom

Low level w.c., wall mounted wash hand basin, part tiled walls, extractor.

Landing

Double glazed window to the side, textured ceiling, access to the loft space (part boarded with ladder).

Bedroom One

13'3 x 11'4 (4.04m x 3.45m)

Double glazed leaded window to the front, radiator.

Bedroom Two

12'4 x 10'4 (3.76m x 3.15m)

Double glazed window to the rear, radiator.

Bedroom Three

9'3 x 7'8 (2.82m x 2.34m)

Double glazed leaded light window to the front, radiator.

Shower Room

8'5 x 7'3 (2.57m x 2.21m)

Double glazed obscure window to the rear, walk in double shower cubicle with shower over, low level w.c., pedestal wash hand basin, textured ceiling, boiler in cupboard, part tiled walls, radiator.

Garage

18'5 x 8'0 (5.61m x 2.44m)

With up and over door, power and lighting, door to the utility room, wall mounted cupboards, tap.

Rear Garden

Enclosed by fencing and walling, paved patio area, lawned area, planted borders, storage shed, mature shrubs and trees, path leading to the rear.

Front

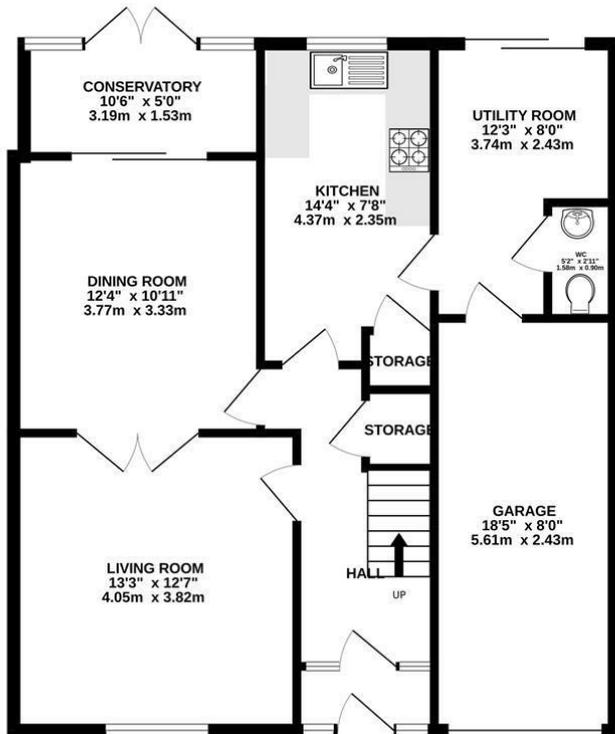
Imprinted concrete driveway providing off street parking, lawned area, planted borders, stone walling.



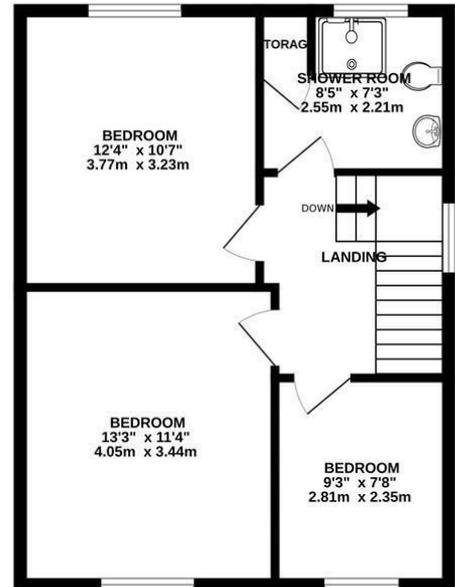
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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
814 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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.
Made with Metropix ©2026

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