

**Bradstone Road,  
Bristol, BS36 1HD**

**PRICE: £225,000**

## Property Features

- **Maisonette**
- **Two Bedrooms**
- **No Onward Chain**
- **Gas Central Heating**
- **Integrated Appliances**
- **Two Shower Rooms**
- **Close to Local Shops**



## Full Description

### ENTRANCE HALL

Stairs rising to first floor.

### LANDING

Spotlights and staircase rising to 2nd floor landing, doors to;



### KITCHEN/LIVING ROOM

18'1" x 12'5" (5.51 x 3.78)

Kitchen area comprising of a range of wall and base units with work surface over, integrated fridge and freezer, integrated hob and oven with extractor over. Integrated dishwasher, extractor fan, 1 1/2 bowl sink with mixer tap and drainer. Cupboard housing, a combination gas fired boiler and plumbing for washing machine. Two double glazed windows to rear, radiator and spotlights.

### BEDROOM 2

10'6" x 9'9" (3.2 x 2.97)

Double glazed window to front, radiator and spotlights.



### SHOWER ROOM

Double glazed obscure window to front, double shower cubicle with mains waterfall shower, hand wash basin with mixer tap and vanity low level WC. Spotlights, heated towel rail and extractor fan.

### SECOND FLOOR LANDING

Double glazed window to rear.

### PRINCIPLE BEDROOM

18'1" x 12'5" (5.51 x 3.78)


Double glazed window to rear, radiator spotlights and door to;


SHOWER ROOM

Shower cubicle with mains shower, vanity hand wash basin with mixer tap and vanity, low-level WC, extractor fan, spotlights and heated towel rail.

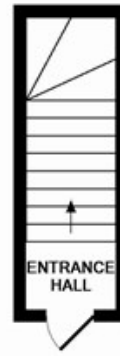
OFF STREET PARKING

Tarmac driveway for one car.

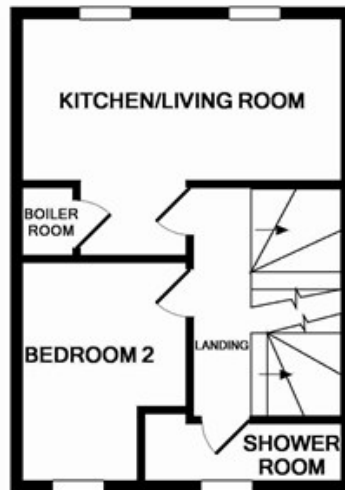
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR



1ST FLOOR



2ND FLOOR

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