



**Main View,
Bristol, BS36 2PX**

**PRICE: Asking Price
£445,000**

Property Features

- Detached Bungalow
- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom
- Garage
- Enclosed Rear Garden
- Garage & Parking
- Popular Location
- No Onward Chain

Full Description

Entrance Hallway

Radiator with cover, laminate flooring, coved and textured ceiling, access to the loft space.

Kitchen

11'2 x 8'10 (3.40m x 2.69m)

Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel sink and drainer with mixer tap over, space for fridge/freezer, space for washing machine, space for tumble dryer, space for cooker with extractor over, tiled splash-backs, display cabinet, boiler in cupboard, coved and textured ceiling, strip lighting.

Lounge/Dining Room

17'2 x 11'5 (5.23m x 3.48m)

Double glazed patio doors to the rear, double glazed window to the side, television point, telephone point, two radiators with covers, space for dining table, coved and textured ceiling.

Bathroom

Double glazed obscure window to the side, built in shower cubicle with shower over, corner bath with shower attachment over, pedestal wash hand basin, low level w.c., heated towel rail, coved and textured ceiling, ceiling spot lighting, part tiled walls.

Bedroom One

12'8 x 11'5 (3.86m x 3.48m)

Double glazed window to the front, built in wardrobe with hanging space and shelving, radiator, coved and textured ceiling, ceiling spot lighting.

Bedroom Two

11'2 x 7'10 (3.40m x 2.39m)

Double glazed window to the front, laminate flooring, radiator, coved and textured ceiling, alcove storage with hanging and shelving.



Rear Garden

Enclosed by fencing, path the the rear patio area, lawned areas, decking, two storage sheds, lighting, tap, gravelled area.

Garage

With up and over door, power and lighting, window to the side.

Front Garden

Laid to lawn with planted borders, raised border, path across the front, stone walling, gated access.

Parking

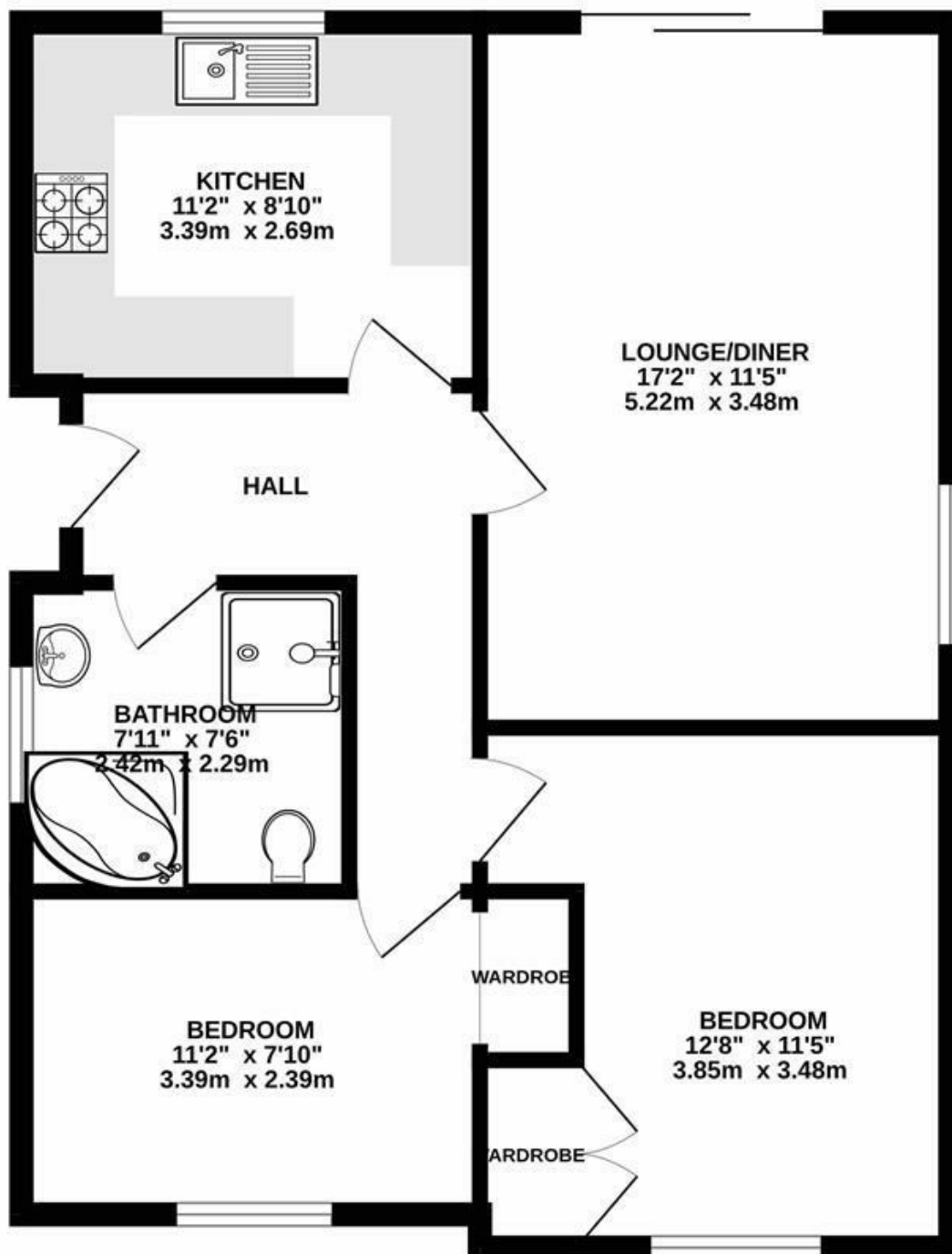
Driveway and covered car port leading to garage providing off street parking.



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		
	64	78
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



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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 and 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.