



48 Henfield Road

Coalpit Heath, Bristol, BS36 2TE

£275,000

Property Features

- 2 double bedroom semi-detached bungalow
- Gardens front and rear
- Kitchen/breakfast room
- Garage and driveway
- Lounge
- No onward chain
- PVCu double glazed conservatory



Full Description

ENTRANCE PORCH

PVCu double glazed door to front, tiled flooring, PVCu double glazed door to hallway.

HALLWAY

Access to loft space, partially boarded with light, airing cupboard housing hot water tank, storage heater.

KITCHEN/BREAKFAST ROOM

10' 5" x 10' 3" (3.18m x 3.12m)

PVCu double glazed window to rear and side, PVCu double glazed door to rear, range of wall and base units with worksurfaces over, sink unit, space for electric cooker, plumbing for washing machine, space for fridge/freezer, storage heater, tiled splash backs.

LOUNGE

13' 7" x 11' 6" (4.14m x 3.51m) into chimney recess

Glazed door with side windows to conservatory, tiled fireplace, storage heater.

CONSERVATORY

9' 7" x 9' 4" (2.92m x 2.84m)

Part brick and part PVCu double construction with PVCu double glazed French doors to rear garden, 5 x top opening windows, tiled flooring, storage heater, 2 x wall light points.

BEDROOM ONE

12' 6" x 11' (3.81m x 3.35m)

PVCu double glazed window to front, storage heater.

BEDROOM TWO

10' 11" x 9' 4" (3.33m x 2.84m)

PVCu double glazed window to front, storage heater.



BATHROOM

PVCu double glazed obscured window to side, bathroom suite comprising bath with Triton shower over, vanity unit with inset wash hand basin, W.C, tiling to all visible walls, wall mounted electric heater.

REAR GARDEN

Laid to paving slabs with flower borders, outside tap to side of property, side access gate to driveway.

FRONT GARDEN

Laid to paving slabs with flower borders.

DETACHED GARAGE

Double doors to front, power and light.


PARKING


Parking on driveway for several cars to front of garage.

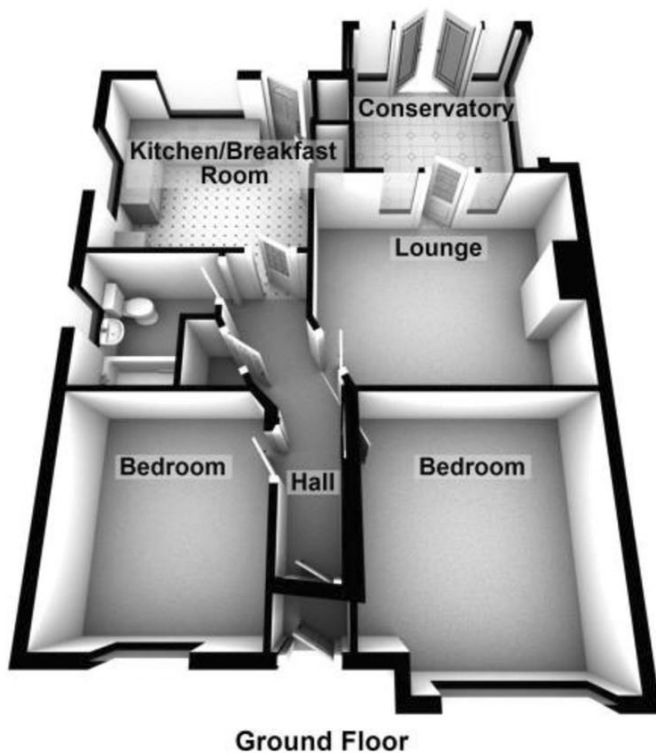
Tenure: Freehold

Council tax - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



This plan is for illustrative purposes only. Not to scale.

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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 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