



5 Badminton Road

Winterbourne, Bristol, BS36 1AL

Offers In Excess Of
£775,000

Property Features

- 3 bedroom detached property in need of renovation
- Potential for development subject to planning
- No onward chain
- Set in approx. 6 acres
- Lawns, woodland, paddock



Full Description

ENTRANCE

PVCu double glazed door into conservatory.

CONSERVATORY

11' 10" x 9' (3.61m x 2.74m)

Part brick and part PVCu double glazed construction, PVCu door to second reception room, wall light point.

HALLWAY

Stairs to first floor, understairs storage cupboard, radiator, feature leaded window to front.

RECEPTION ROOM

14' 1" x 12' (4.29m x 3.66m) into chimney recess

PVCu double glazed bay window to front, stone fireplace, radiator, picture rails, coved ceiling.

2ND RECEPTION ROOM

13' 4" x 12' (4.06m x 3.66m) into bay window and chimney recess

PVCu double glazed bay window to side, fireplace with wood surround, radiator, picture rail, coved ceiling.

KITCHEN

18' 2" max x 12' 9" max (5.54m x 3.89m)

PVCu double glazed window to rear and side, PVCu double glazed door to side, range of wall and base units with worksurfaces over, plumbing for washing machine, wall mounted Vaillant combi gas boiler, space for fridge, space for gas cooker, double radiator, tiled splash backs, built in cupboard, steps down to side hallway.

SIDE HALLWAY

PVCu double glazed French doors to rear garden, glazed door to side, utility room.



UTILITY ROOM

9' 5" x 7' 4" (2.87m x 2.24m)

FIRST FLOOR LANDING

PVCu double glazed window to front, access to loft space.

BEDROOM ONE

12' 1" x 11' 11" (3.68m x 3.63m) into chimney recess

PVCu double glazed window to front, radiator, picture rail.

BEDROOM TWO

12' 9" x 11' 11" (3.89m x 3.63m) max

PVCu double glazed window to rear, fireplace, radiator, built in cupboard.

BEDROOM THREE

11' 11" x 11' 7" (3.63m x 3.53m) into chimney recess

PVCu double glazed window to side and front, radiator, picture rail, fireplace.

BATHROOM

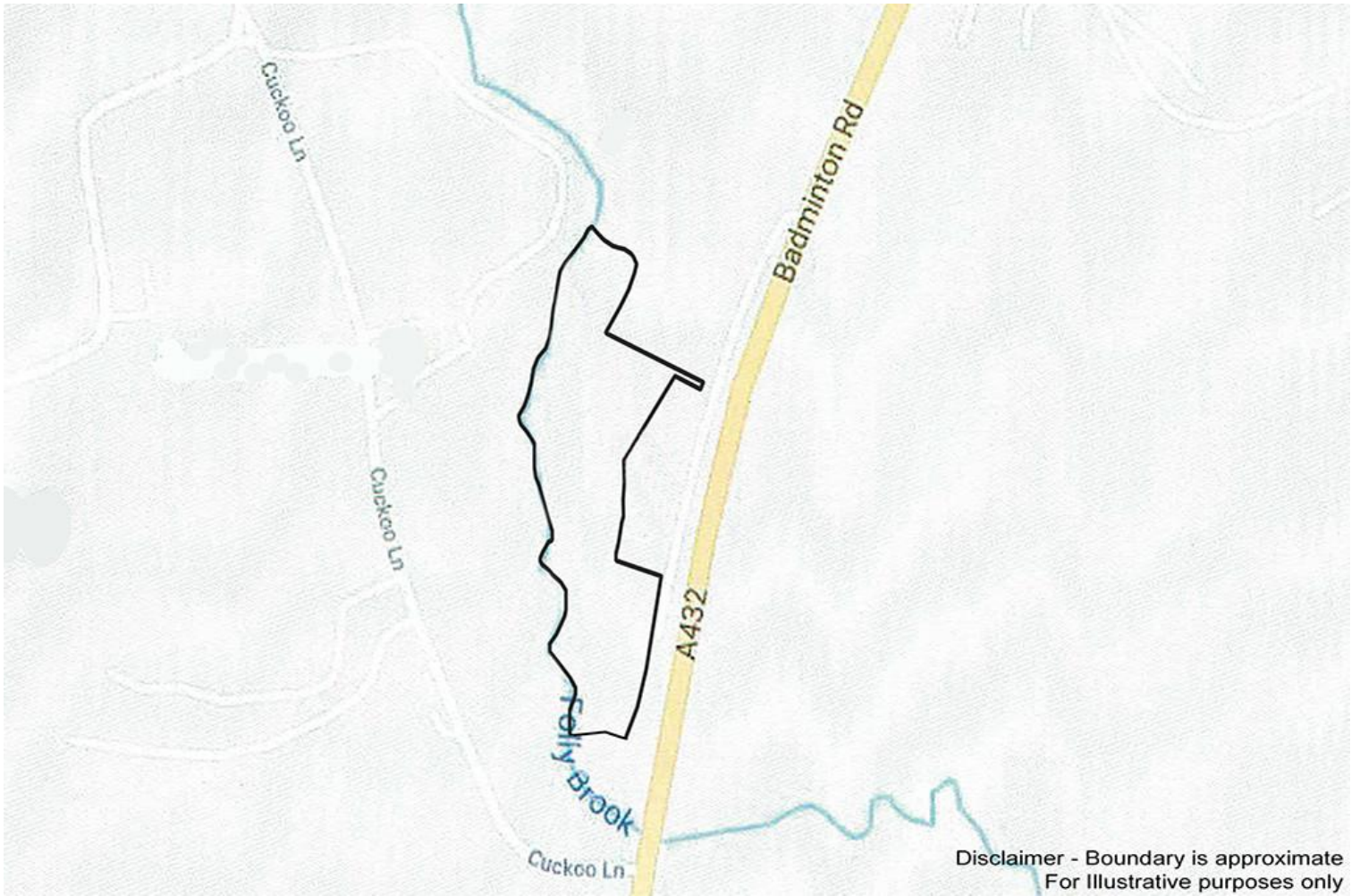
7' 10" x 6' 8" (2.39m x 2.03m)

PVCu double glazed obscured window to rear, panelled bath, pedestal wash hand basin, W.C, radiator, tiled splash backs.

OUTSIDE PROPERTY

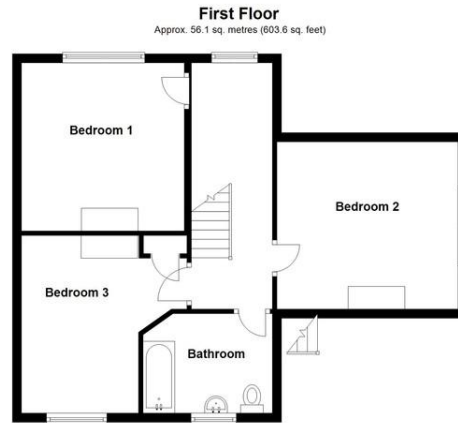
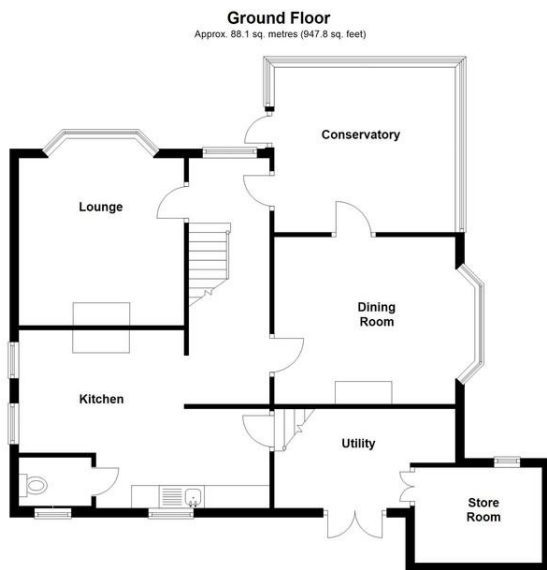
Mainly laid to lawn, shrubs, woodland areas, paddock with stables, set in a total of approximately 6 acres.





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			
		53	83
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		45	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 144.1 sq. metres (1551.4 sq. feet)

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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