

annejames

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Sales lettings & property management



£430,000

42 Footshill Road Hanham Bristol BS15 8EX

- *WELL PRESENTED ACCOMMODATION***
- *THREE BEDROOMS***
- *REFITTED BATHROOM***
- *USEFUL OUT- BUILDING OFFICE / WORKROOM / PLAYROOM***
- *DOUBLE FRONTED BUNGALOW***
- *ENCLOSED EASILY MAINTAINED GARDEN***



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PrimeLocation.com

89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

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The accommodation comprises more fully as follows: - (all measurements are approximate)

Entrance

uPVC double glazed french doors leading to the entrance porch.

Entrance Porch

Wood door leading to the entrance hallway.

Entrance Hallway

Laminate flooring, single radiator, decorative archway. Access to the loft. Access to the bedrooms, lounge & bathroom

Bedroom One 10' 11" x 12' 8" (3.32m x 3.86m) into Bay

uPVC double glazed bay window, double radiator, cove ceiling.

Bedroom Two 10' 11" x 12' 8" (3.32m x 3.86m) into bay.

uPVC double glazed bay window, single radiator, cove ceiling.

Bedroom Three 8' 11" x 16' 10" (2.71m x 5.13m)

uPVC double glazed window, single radiator, cove ceiling.

Bathroom

uPVC double glazed obscure window to the side. White suite comprising of low level WC, single panel bath with shower over, sink built into vanity unit, part tiled walls, vinyl flooring, stainless steel ladder effect radiator, wood panel walls.

Lounge 15' 6" x 11' 5" (4.73m x 3.49m)

uPVC double glazed window, double radiator, laminate flooring, feature fireplace with electric fire, cove ceiling, square archway leading to the kitchen.

Kitchen 11' 2" x 7' 5" (3.40m x 2.26m)

Two uPVC double glazed windows, door leading to the conservatory, range of wood wall and base units with rolled edge worksurfaces, built in electric oven and gas hob, space for fridge freezer and dishwasher, stainless stainless sink unit with mixer tap, tiled splashbacks and extractor fan, laminate flooring.

Conservatory 15' 0" x 11' 10" (4.57m x 3.61m)

uPVC construction with dwarf wall. Two single radiators, air conditioning unit, french doors leading to the garden, laminate flooring, space for washing machine.

Home Office / Work room

Consisting of two rooms and bathroom.

Room One 13' 3" x 9' 1" (4.05m x 2.77m)

uPVC double glazed window.

Room Two 10' 2" x 9' 5" (3.09m x 2.87m)

uPVC french doors, uPVC window

Bathroom

Shower, WC and sink unit, uPVC window and door.

Outside

Front Garden

Laid to block paviour with shrub borders, ample off street parking.

Rear Gardens

Laid to astro turf. Patio and flower borders, outside tap, gate giving access to the front.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Energy performance certificate (EPC)

42 Footshill Road BRISTOL BS15 8EX	Energy rating D	Valid until: 26 April 2033
		Certificate number: 0340-2014-3240-2327-0645

Property type
Semi-detached bungalow

Total floor area
84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

