



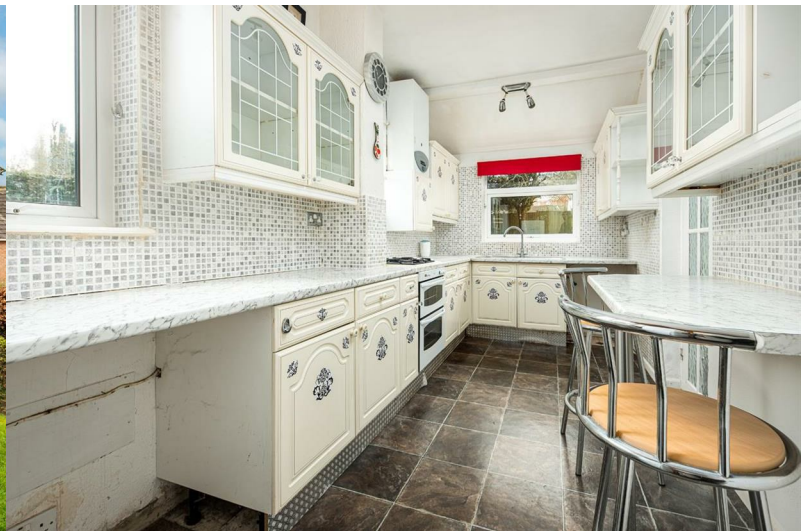
SARAH CLARK  
PROPERTY CONSULTANTS



## 29 Aldercombe Road

Bristol, BS9 2QL

Guide price £425,000





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## Lounge

12'5" x 15'7" (3.79 x 4.76)

Good size reception room with bay window to front aspect.

## Dining Room

11'5" x 12'4" (3.50 x 3.77)

Situated to the rear of the house and with doors to conservatory.

## Conservatory

10'0" x 7'6" (3.06 x 2.29)

This lovely room is ideal to sit in to relax and enjoy the garden. With patio doors to dining room, side access to kitchen and patio doors out to the rear garden.

## Kitchen

7'3" x 16'9" (2.23 x 5.12)

This good sized kitchen has a range of wall and base units, a very handy breakfast bar, integrated gas oven and gas hob, space for washing machine and tumble dryer, space for fridge/freezer. There is side access to the conservatory and a window overlooking the rear garden and window to side aspect.

## Bedroom One

11'4" x 15'7" (3.47 x 4.76)

Good sized double bedroom with bay window to front aspect.

## Bedroom Two

10'4" x 12'4" (3.16 x 3.77)

Double room with window overlooking rear garden.

## Bedroom Three

7'4" x 8'11" (2.26 x 2.72)

Single bedroom with window to front aspect.

## Bathroom

Bathroom with white four piece suite, separate shower cubicle, bath, wc and basin.

Window to rear aspect.

Hidden door which once opened reveals the ladder leading to the boarded loft room.

## Loft Room

13'10" x 14'8" (4.22 x 4.49)

This is a very welcome additional area which has been turned into a very usable space. Fully boarded and with two velux windows. Please note access is by loft ladder.

## Outside

Outside there is a front garden laid to lawn.

Garage with parking space in front.

To the rear is a delightful garden with patio area and lawn.

There is also side access to the rear garden.



Road Map



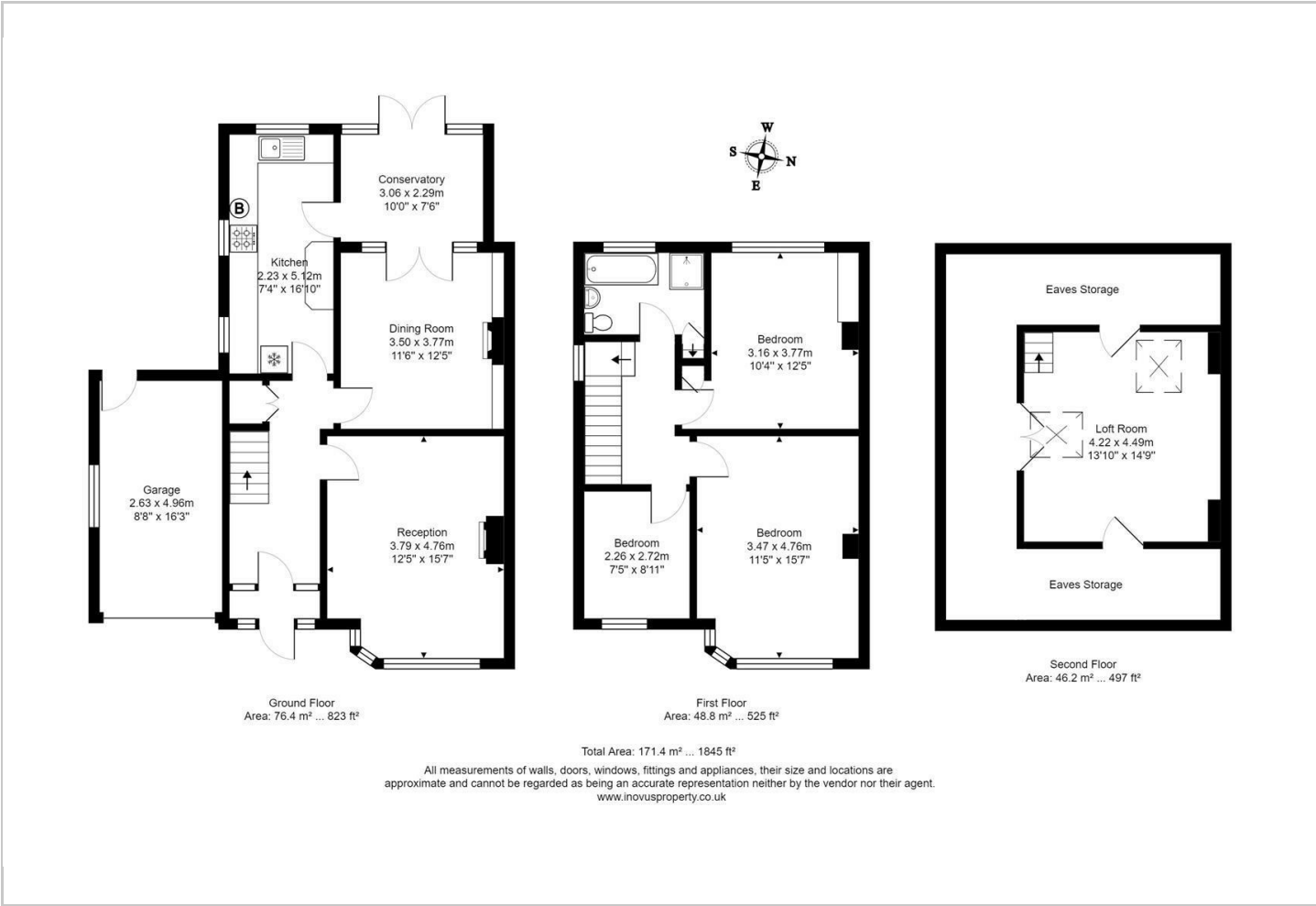
Hybrid Map



Terrain Map



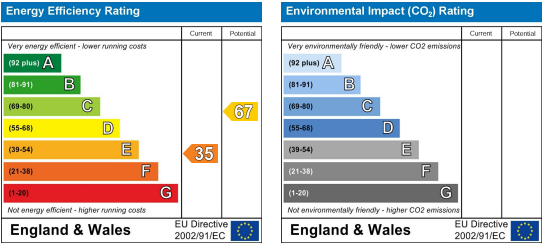
Floor Plan



Viewing

Please contact our Chandos Road Office on 0117 4522400 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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