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**greenwoods**  
INDEPENDENT ESTATE AGENTS

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**57 Jersey Avenue, Broomhill, Bristol, BS4 4QX**

**£290,000**

Offered with no onward chain worries is this well proportioned detached bungalow positioned within easy reach of local amenities and the No1 bus service with its direct route to the city. In brief, the accommodation comprises entrance porch/hall, a good size lounge dining room, two double bedrooms, a fitted kitchen and a modern bathroom. Whilst outside are level gardens and a detached double garage. Call GREENWOODS to arrange your viewing.





# 57 Jersey Avenue, Broomhill, Bristol, BS4 4QX

## Accommodation Comprises

### Porch

uPVC double glazed entrance door with two uPVC double glazed windows, uPVC double glazed door into:-

### Hallway

Access hatch to the loft space, door accessing:-

### Bedroom One 11'11" x 12'0" (3.65m x 3.68m)

uPVC double glazed window to the front aspect, built in bedroom furniture to two walls, radiator.

### Bedroom Two 14'2" x 12'0" (4.34m x 3.66m)

uPVC double glazed bay window to the front aspect, radiator.

### Lounge/Diner 13'1" x 15'5" (4m x 4.7m)

uPVC double glazed French doors and windows to the rear aspect, radiator.

### Kitchen 12'8" x 10'11" (3.87m x 3.34m)

Fitted with a range of wall, base and drawer units incorporating laminated roll edge worktops with tiled splashbacks, inset double drawer sink unit, Vaillant combi boiler, uPVC double glazed windows to dual aspect and a uPVC door opening to the rear garden.

### Bathroom 10'9" x 5'10" (3.3m x 1.8m)

Fitted with a modern suite to include a w/c, vanity wash hand basin and a panelled bath with a main shower and glazed screen, part tiled walls, tiled flooring, chrome heated towel rail, radiator.

### Gardens

### Garage



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Best energy efficient - lower energy costs	Worst	Best environmental impact - lower CO <sub>2</sub> emissions	Worst
95-100 A		1-10 A	
81-95 B		11-20 B	
69-81 C		21-30 C	
55-69 D		31-40 D	
41-55 E		41-50 E	
27-41 F		51-60 F	
13-27 G		61-80 G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC