

**36 Uplands Road, Bristol, BS31 3JJ**  
**Offers In The Region Of £625,000**

Situated on a sought after road in Salford is this 3 bedroom detached property, extremely well presented, benefits from gas fired central heating, uPVC double glazing, one bedroom on the ground floor and two on first floor. Generously sized master bedroom with ample storage. Open plan kitchen breakfast room with separate dining room and sitting room. Front and rear gardens, off street parking and a single garage. Wellsway school catchment area and close to local shops and amenities, transport links to Bristol and Bath.

Entrance via uPVC double glazed front door with uPVC double glazed side panels into

### Covered Porch

Part tiled flooring, storage cupboard, obscured uPVC double glazed door into`

### Hallway



Stairs rising to first floor landing, large single radiator, wood effect flooring, coving, storage cupboards (one with shelving and one with hanging space and shelving), doors to

### Kitchen/Breakfast Room

14'9" x 13'6" (4.52 x 4.12)



uPVC double glazed windows to rear aspect, obscured uPVC double glazed door to decking and rear garden, a range of wall and floor units with worksurfaces over, 1 1/4 bowl sink drainer unit with mixer taps over, space for electric cooker with splash back and extractor hood with light, space and plumbing for slimline dishwasher, space and plumbing for American style fridge freezer, inset spots, coving, small single radiator, large double radiator, breakfast bar area, wood effect flooring, further worksurface space and plumbing for white goods including washing machine and tumble drier, multi glazed door to

### Dining Room

10'11" x 7'8" (3.34 x 2.34)



Wood effect flooring, sliding uPVC double glazed doors

to decking and rear garden, coving, double radiator, opening to

### Sitting Room

15'0" x 12'11" (4.59 x 3.96)



uPVC double glazed picture window to front aspect, door to hallway, 2 single radiators, coving, feature wood burning stove with tiled hearth, wooden surround and mantle over, coving.

### Bedroom Two

11'8" x 11'2" (3.56 x 3.42)



uPVC double glazed window to front aspect, large single radiator, coving.

### Downstairs Shower Room

6'9" x 5'10" (2.08 x 1.79)



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, wash hand basin with storage beneath and chrome mixer tap over, shower cubicle with sliding glazed doors and mains rainfall shower over with separate shower attachment over,

fully tiled walls, tiled flooring, single radiator, light and extractor.

### First Floor Landing



Velux window, storage cupboard housing Worcester gas boiler with wooden shelving for linen, further storage cupboard with wooden shelving, doors to

### Master Bedroom

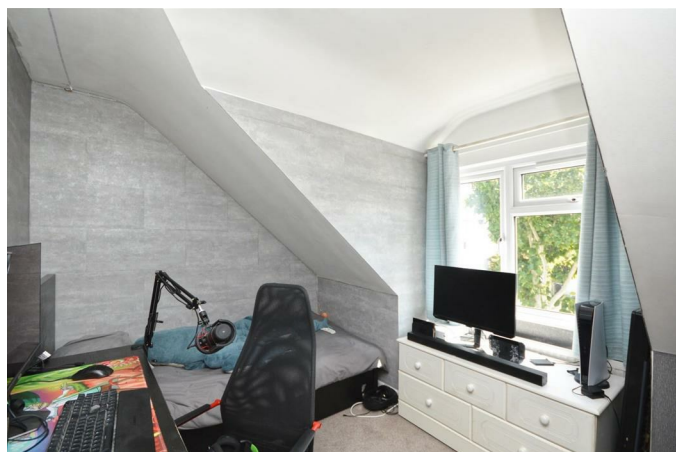
15'4" x 13'2" (4.69 x 4.03)



uPVC double glazed window to front aspect, double radiator, access to eaves storage space, a range of fitted wardrobes and drawers, wood effect flooring.

### Bedroom Three

11'0" x 7'1" (3.37 x 2.17)



uPVC double glazed window to front aspect, single radiator.

### Bathroom

8'3" x 5'7" (2.54 x 1.71)



Velux window to rear aspect, tiled flooring, fully tiled walls, suite comprising concealed cistern w/c, pedestal wash hand basin with mixer taps, freestanding roll-top bath with shower attachment over, small chrome heated towel rail, light.

### Outside



The front of the property has a slabbed pathway leading to the front door, the remainder is laid mainly to lawn with borders containing a couple of plants and shrubs with an established mature magnolia tree. The front is enclosed by low level stone walling. A driveway

provides off street parking and access to the detached garage with metal up and over door. A wrought iron gate gives access to the rear garden. The rear garden has a decking area immediately adjacent to the property ideal for al fresco dining, the remainder is laid mainly to artificial lawn with established borders,

**Directions**

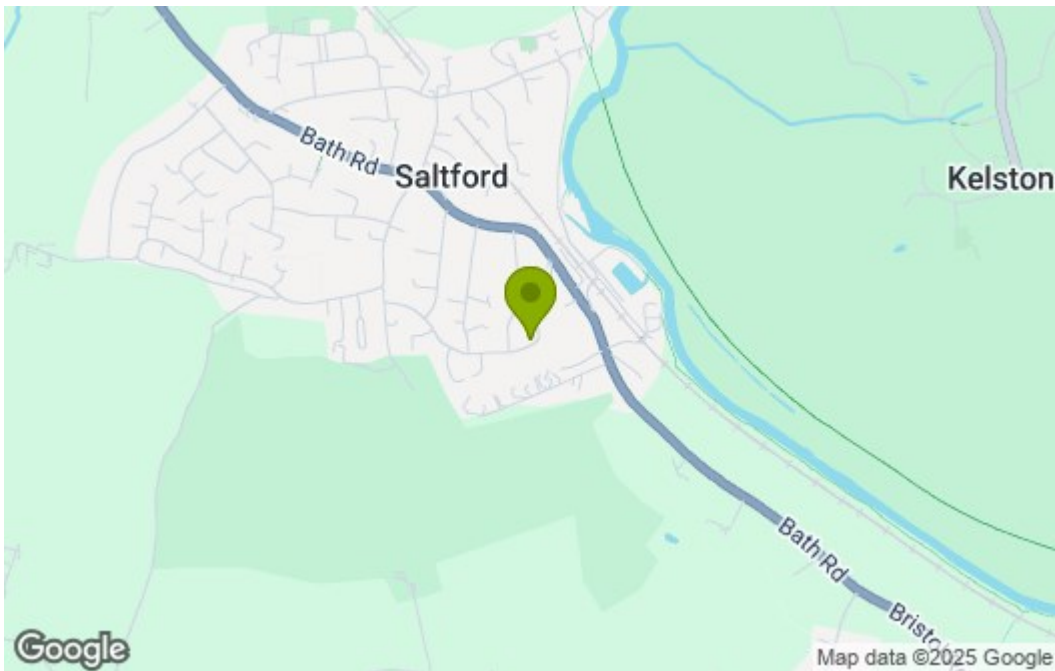
Sat Nav BS31 3JJ

# Floor Plan



Total area: approx. 121.0 sq. metres (1302.8 sq. feet)  
**36 Uplands Road, Saltford**

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

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