



cj HOLE
est. 1867

37 TRANMERE AVENUE,
BRISTOL, BS10 7JN

£425,000

OFFERED TO THE MARKET WITH NO ONWARD CHAIN IS THIS TWO-BEDROOM DETACHED BUNGALOW, OCCUPYING A GENEROUS PLOT AND OFFERING EXCELLENT POTENTIAL FOR MODERNISATION AND FUTURE ENLARGEMENT. THE PROPERTY BENEFITS FROM FRONT AND REAR GARDENS, AMPLE OFF-STREET PARKING, A GOOD-SIZED INTEGRAL GARAGE, CONSERVATORY AND A PARTIALLY CONVERTED LOFT SPACE WITH POTENTIAL FOR FURTHER ACCOMMODATION, SUBJECT TO THE NECESSARY PLANNING PERMISSIONS AND BUILDING REGULATIONS APPROVAL.

THE PROPERTY

- No onward chain
 - Detached two-bedroom bungalow with excellent potential
 - Partially converted loft with potential for additional accommodation, subject to the necessary consents
- Generous plot with front and rear gardens
 - Ample off-street parking and good-sized integral garage
 - Convenient access to Cribbs Causeway, local amenities and M4/M5 motorway networks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: D





The property is approached via a solid concrete pathway leading to a partially glazed composite front door, opening into a practical front porch with useful space for coats and shoes. A further partially glazed door leads into the central L-shaped hallway, providing access to the majority of the accommodation.

Both bedrooms face the front of the property overlooking the front garden, the principal benefits from a good-sized built-in wardrobe. The kitchen is a good-sized room fitted with matching wood-effect wall and base units, laminate work surfaces and a stainless-steel sink with mixer tap and drainer. There is a large six-burner gas range cooker with extractor canopy over, together with space for an upright fridge freezer and plumbing for either a washing machine or dishwasher.

A side door leads into the separate utility area, which houses the washing machine and tumble dryer and benefits from a further porcelain sink. A partially glazed uPVC door provides access to the rear garden, while the utility area also leads to a second WC with a rear-facing window.

The property further benefits from a good-sized integral garage, accessed via an up-and-over door, with an additional composite door providing access from the front. The garage has been altered to create additional space and incorporates a useful, recessed workshop area. A further door leads through to the rear porch/hallway, providing convenient access to the utility room and second WC. The garage benefits from power and lighting and houses the electrical consumer unit and gas meter.

Returning to the hallway, the family bathroom is fitted with a four-piece white suite comprising concealed-cistern WC, wash hand basin set within a vanity unit, separate bath and generous double-length shower enclosure. The room is finished with cream tiled walls incorporating a decorative mosaic band and wood-effect porcelain flooring.

The hallway also provides useful storage, including an airing cupboard with pipework rising towards the loft and a further storage cupboard with sliding doors.

An archway leads through to the full-depth lounge and dining area. The main dining area benefits from a bay window overlooking the front garden, with a further archway leading through to the main lounge with a stone chimney breast with gas fire, while sliding doors open into the rear conservatory.

The conservatory is glazed on three sides, allowing plenty of natural light, and features French-style double doors opening directly onto the rear garden.

Externally, the property occupies a generous plot with a front garden and ample off-street parking. The rear garden is arranged into two sections, with paved patio areas adjoining the property, a central lawn and mature planting, together with a garden shed and greenhouse.

The property is further enhanced by a partially converted loft space, accessed via a drop-down hatch from the hallway. The loft has been boarded and benefits from two skylights, power and lighting, useful eaves storage and a condensing gas combination boiler. Subject to the installation of a suitable staircase and obtaining the necessary planning and building regulations approvals, the loft offers exciting potential to create additional accommodation, potentially including a further bedroom.

Overall, 37 Tranmere Avenue represents an excellent opportunity to acquire a detached bungalow on a generous plot, offering good parking, extensive outside space and significant scope for modernisation and enlargement. The property is ideally suited to buyers looking to create a home tailored to their own requirements.

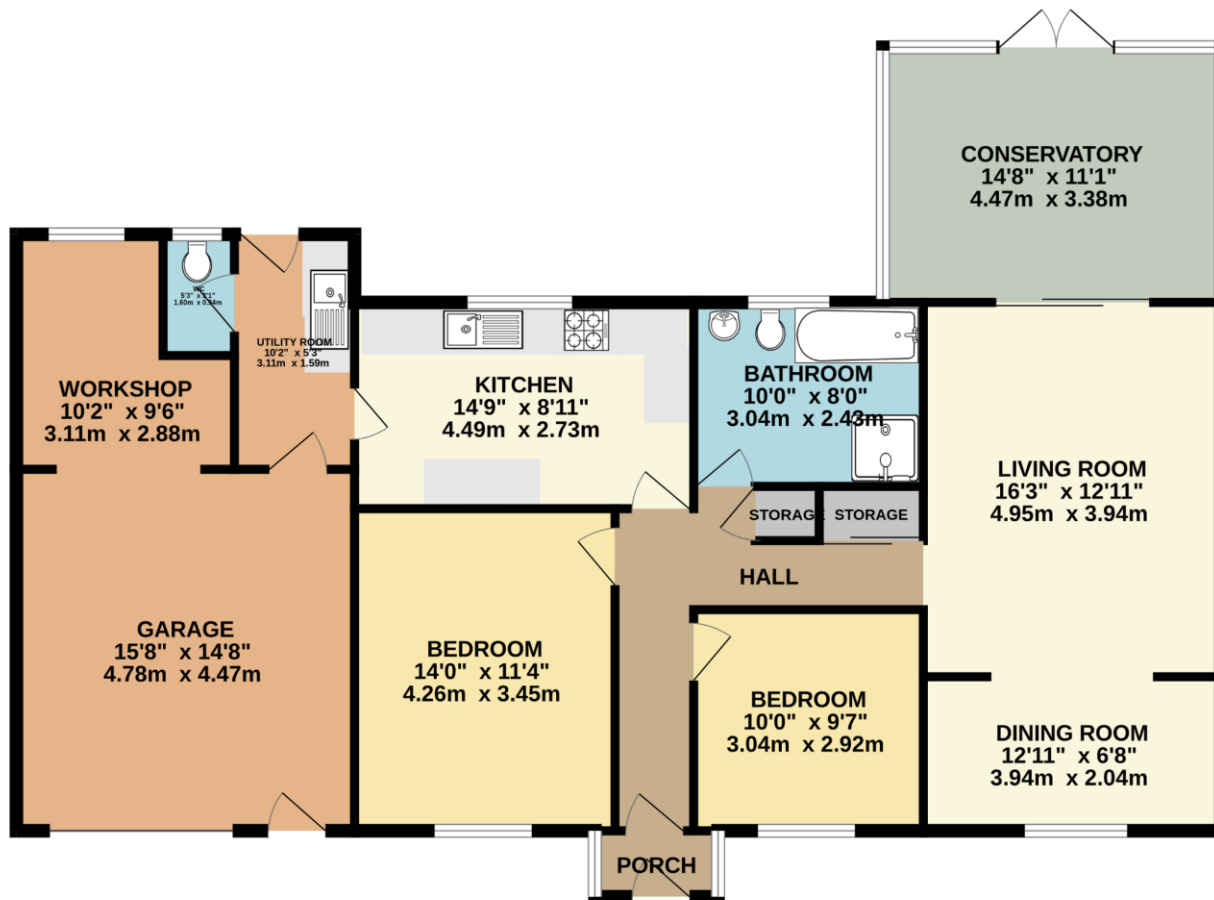
FREEHOLD
COUNCIL TAX D







GROUND FLOOR 1419 sq.ft. (131.9 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.9 sq.m.) approx.
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