



Maynard Road, Bristol

- Three Bedrooms
- Driveway
- Kitchen Diner
- Large Corner Plot
- Lounge
- Downstairs WC

£280,000

Tenure:

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Maynard Road, Bristol

DESCRIPTION

Introducing this charming three-bedroom semi-detached home, set on a generous corner plot in the highly sought-after BS13 area. With ample space both inside and out, this property offers the perfect blend of comfortable living and future potential.

Upon entering, you are greeted by a welcoming entrance porch, providing a convenient space to store coats and shoes. The ground floor further comprises a spacious hallway, a handy downstairs WC, a bright and airy lounge, and a well-proportioned kitchen/diner – perfect for family meals and entertaining guests. The kitchen area is functional with plenty of room for modern appliances, while the dining area enjoys a lovely outlook over the garden, creating a warm and inviting space.

Upstairs, you will find three good-sized bedrooms, each offering plenty of natural light and storage options. The family bathroom is neatly presented, and there is also a separate WC for added convenience, making this an ideal layout for families.

Externally, the property benefits from a large corner garden, offering an abundance of outdoor space for children to play, gardening enthusiasts to enjoy, or even the possibility to create a private outdoor retreat. The garden's size and layout also present a great opportunity for potential extensions, subject to planning permission (STPP).

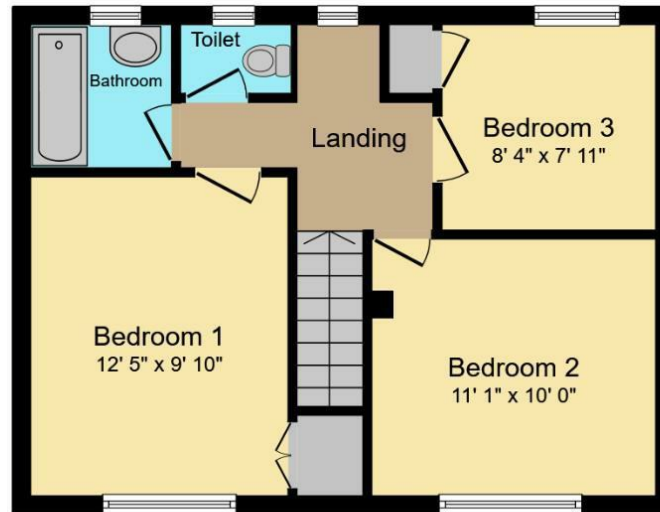
Additionally, there is off-street parking available to the front of the property, providing a practical solution for multiple vehicles or guests. The home is located in a quiet residential area, yet still close to local amenities, schools, and excellent transport links, making it ideal for both first-time buyers and growing families.



Council Tax: B



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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