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# Pawlett Road, Bristol, BS13

£260,000



Immaculately presented three bedroom terraced home situated in a popular location in South Bristol. The property has undergone renovation to a high standard, including re-decoration throughout, new kitchen and shower room. This property would be perfect for either first time buyers looking to move straight in or investors. The property comprises in brief a living room, kitchen, dining room, three good sized bedrooms, shower room and W/C. Further benefits include off street parking, enclosed rear garden and NO CHAIN! Call today to book a viewing!

## Entrance Hallway

12'11" x 5'11"

Access to the property through the front door into the entrance hallway. Access to the kitchen and living room. Stairs leading from the ground floor to the first floor. Under stairs storage cupboard.

## Living Room

12'11" x 11'8"

Leading from the entrance hallway into the living room. Double glazed window to the front.

## Kitchen

9'4" x 8'9"

Leading from the entrance hallway into the kitchen. Double glazed window to the rear. The kitchen consists of a sink, integrated fridge/freezer, built in cooker with electric hob and extractor hood above. Matching wall and base units. Breakfast bar. Access to dining room. Double glazed door providing access to the rear garden.

## Dining Room

9'4" x 8'9"

Leading from the kitchen into the dining room. Double glazed window to the rear.

## Landing

6'9" x 5'11"

Stairs leading from the ground floor to the first floor. Access to the W/C, shower room and all three bedrooms.

## Bedroom One

13'8" x 13'0"

Leading from the landing into bedroom one. Double glazed window to the front. Built in cupboard.

## Bedroom Two

13'8" x 9'6"

Leading from the landing into bedroom two. Double glazed window to the rear.

## Bedroom Three

9'6" x 8'7"

Leading from the landing into bedroom three. Double glazed window to the front.

## Shower Room

Leading from the landing into the shower room. Obscured double glazed window to the rear. The shower room consists of a low-level W/C, wash basin and walk in shower unit. Fully tiled walls.

## W/C

Leading from the landing into the W/C. Obscured double glazed window to the rear. Low-level W/C.

## Front Garden

Access to the property via the driveway leading to front door. Off street parking for 1-2 cars. Grey slate chippings. Shared side alley providing access to the rear garden.

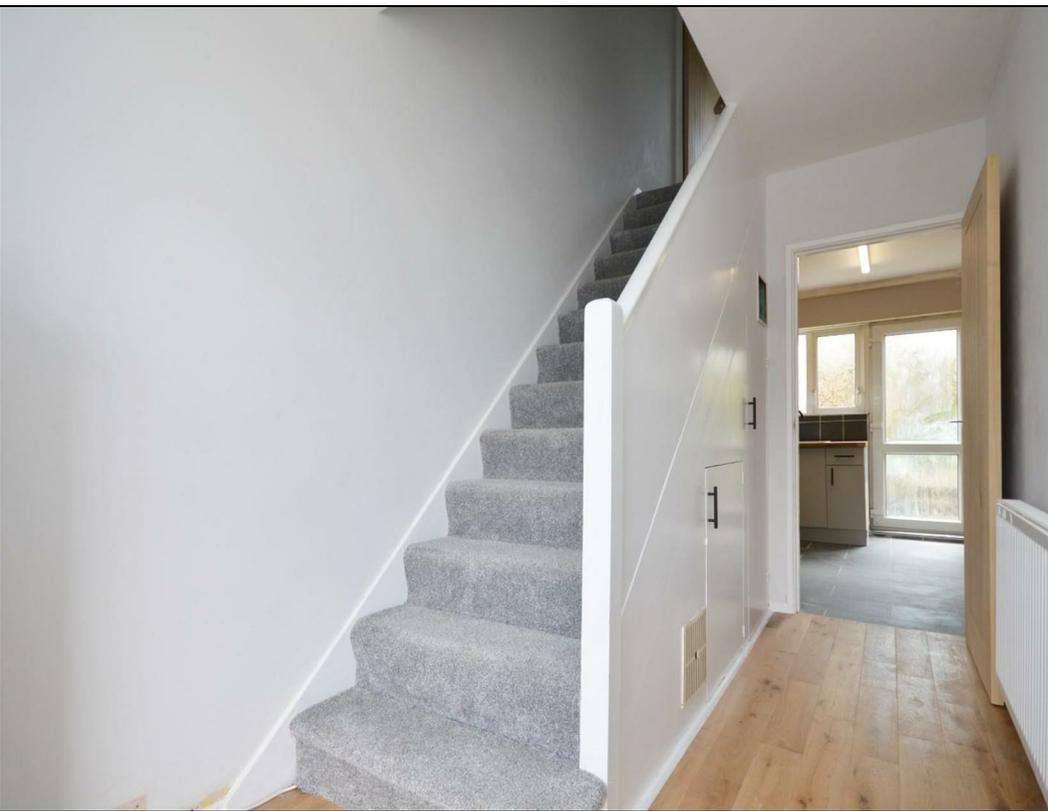
## Rear Garden

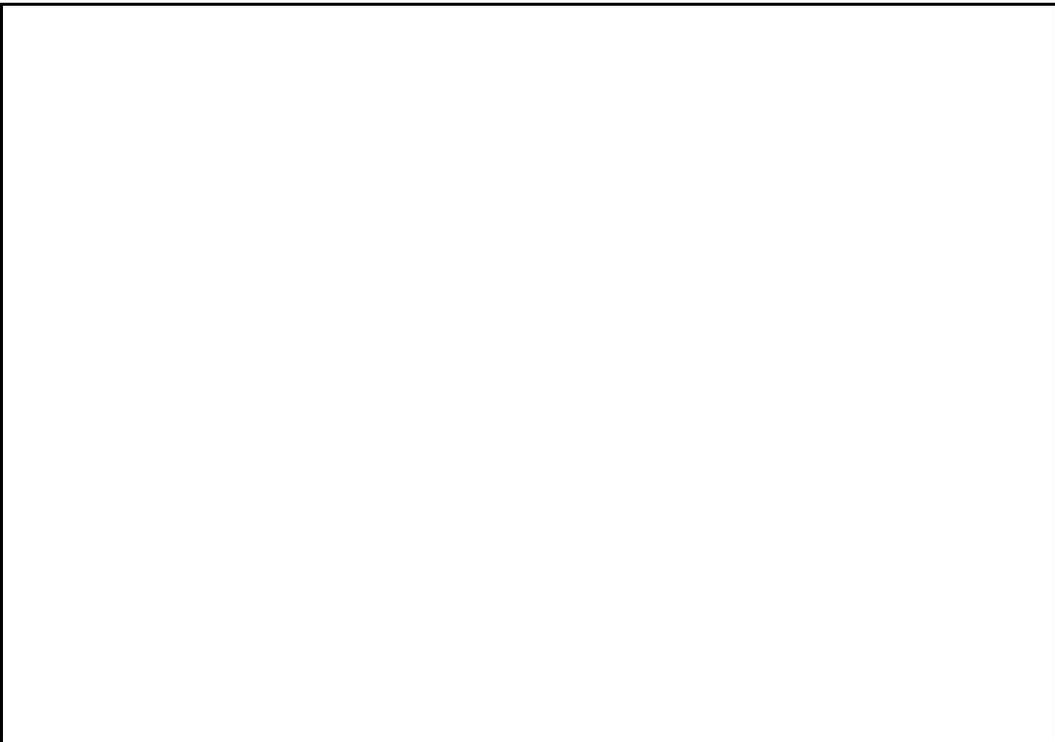
Access to the rear garden via the kitchen or side alley. Lawn area with concrete pathway. Shed. Enclosed by fences.

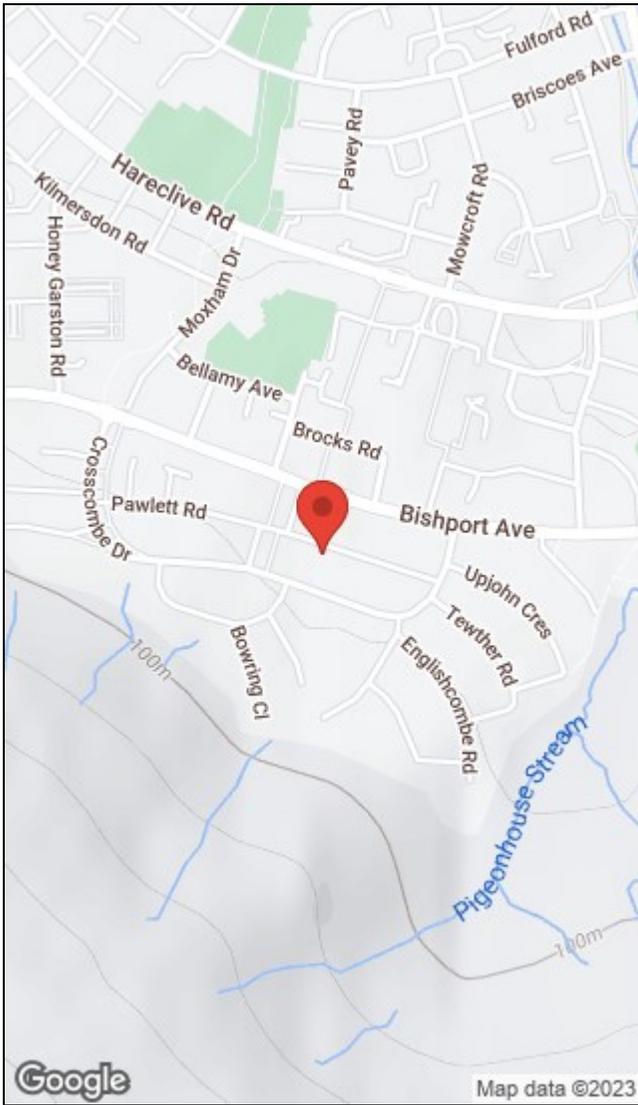
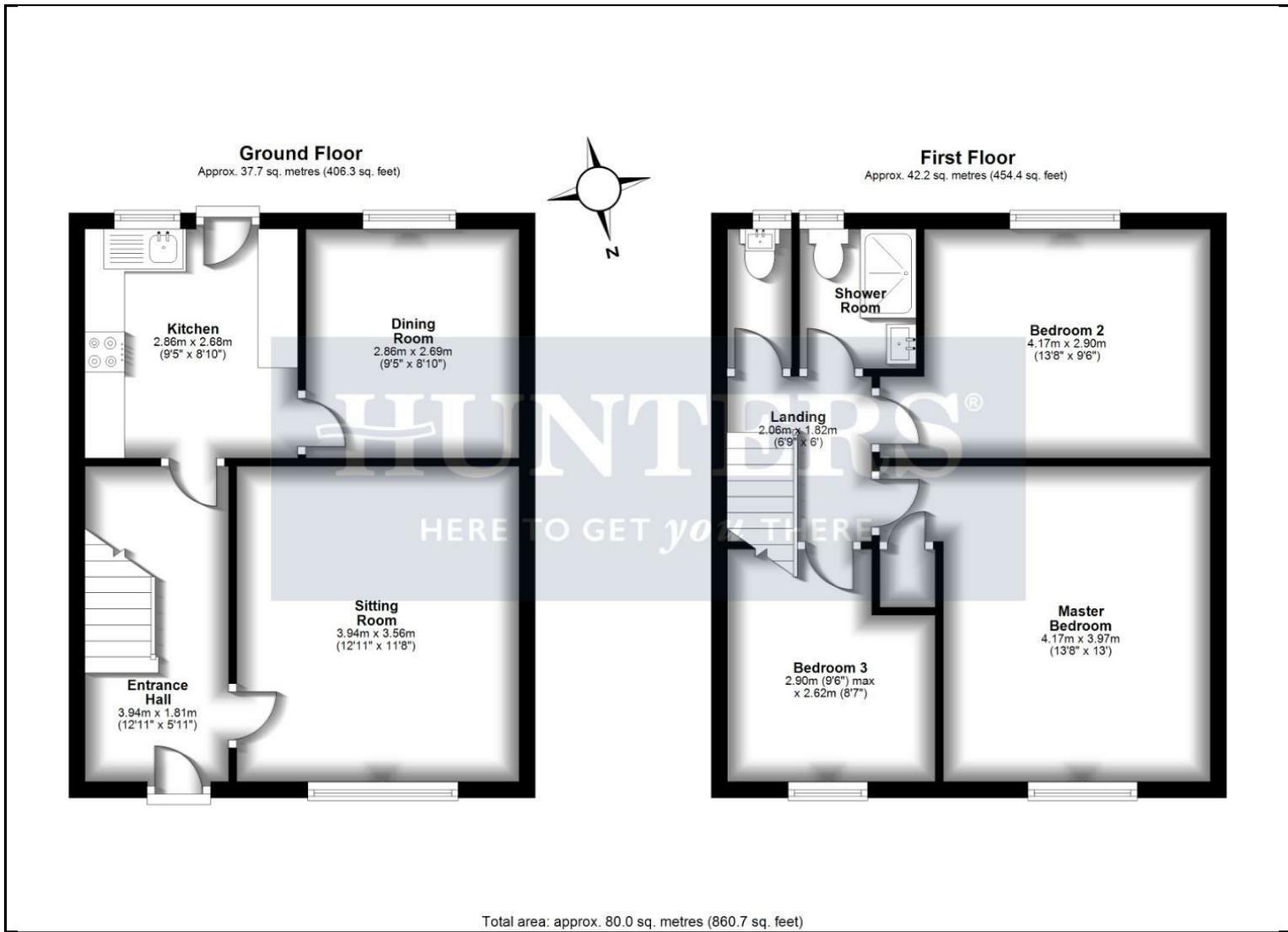
## KEY FEATURES

- Fully Renovated
- Immaculate Throughout
  - Three Bedrooms
  - Off Street Parking
  - Enclosed Rear Garden
  - Quiet Location
- Two Reception Rooms
- Brand New Kitchen & Shower Room
  - Council Tax Band B
  - Call Today To View









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>67</b>	<b>81</b>		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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