



Newland Road, Bristol
BS13 9DY

£270,000



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Newland Road, Bristol

DESCRIPTION

A three bedroom family home presented in excellent condition throughout, situated in a quiet road in South Bristol. The property boasts generous living accommodation throughout, including a large kitchen/diner and three good sized bedrooms. The property would ideally suit a growing family or first time buyers, with its convenient access to good local schools and amenities. The accommodation comprises in brief of a living room, open plan kitchen/diner, three bedrooms and bathroom. Further benefits include off street parking and incredible views over Bristol. Call today to view!



ROOMS

Entrance Hallway
Access to the property through the front door into the entrance hallway. Stairs leading from the ground floor to the first floor. Access to the living room and kitchen/diner. Storage cupboard under stairs.

Living Room
12'9" x 11'9"
Leading from the entrance hallway into the living room. Double glazed window to the front. Log burner.

Kitchen/Diner
18'0" x 9'6"
Leading from the hallway into the kitchen/diner. Double glazed window to rear. Sink with drainer. Matching wall and base units. The cooker, washing machine, tumble dryer and dishwasher are included with the property. Space for freezer. Double glazed patio doors opening to rear garden.

Landing
Stairs leading from the ground floor to the first floor. Access to the bathroom and all three bedrooms.

Bedroom One
13'1" x 10'9"
Leading from the landing into bedroom one. Double glazed window to the front. Built in wardrobes.

Bedroom Two
11'9" x 9'2"
Leading from the landing into bedroom two. Double glazed window to the rear.

Bedroom Three
9'6" x 8'10"
Leading from the landing into bedroom three. Double glazed window to the front. Storage cupboard.

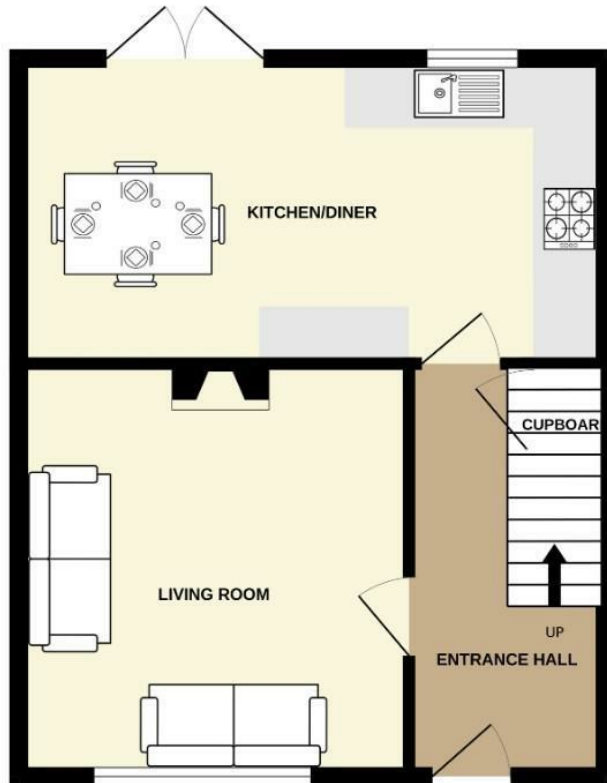
Bathroom
5'10" x 5'6"
Leading from the landing into the bathroom. Obscured double glazed window to the rear. The bathroom consists of a W/C, wash basin and bath with shower above.

Front Garden
Access to property via driveway leading to front door. Off street parking for two vehicles. Shared side alley which provides access to rear garden.

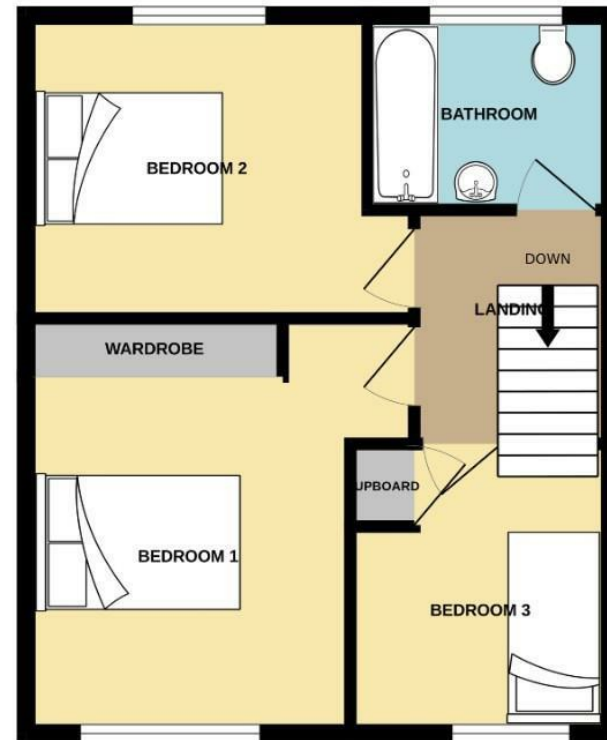
Rear Garden
Access to the rear garden via the kitchen/diner or side alley. Patio area with steps leading up to second tier. Outbuilding for storage. Enclosed by fences. Veg plot (potential to be lawned).



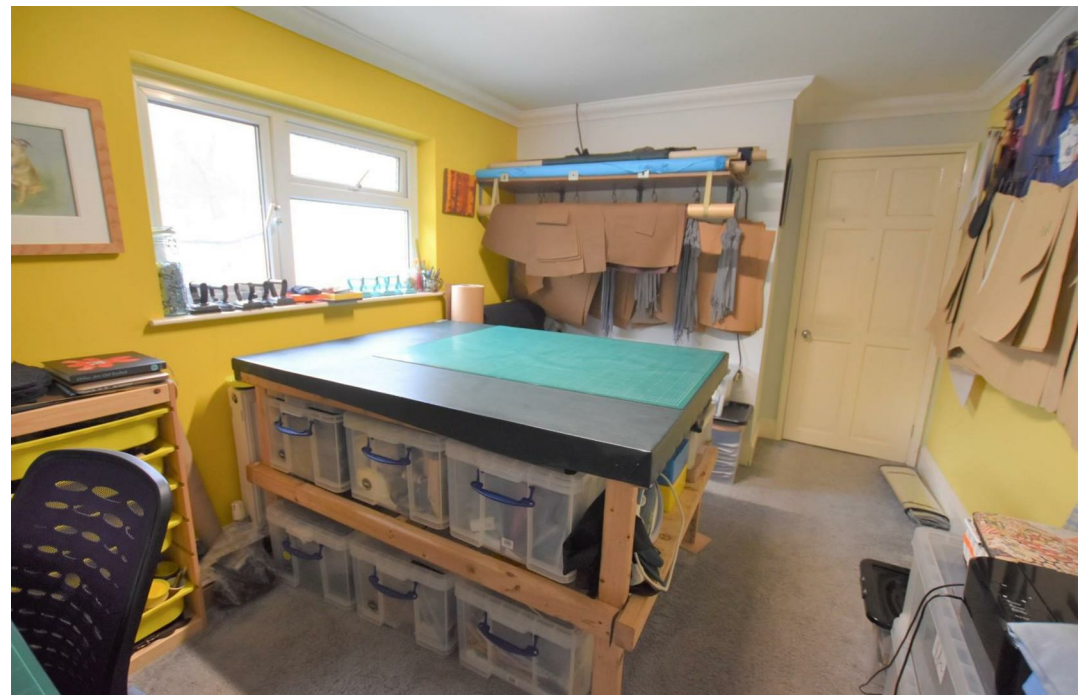
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

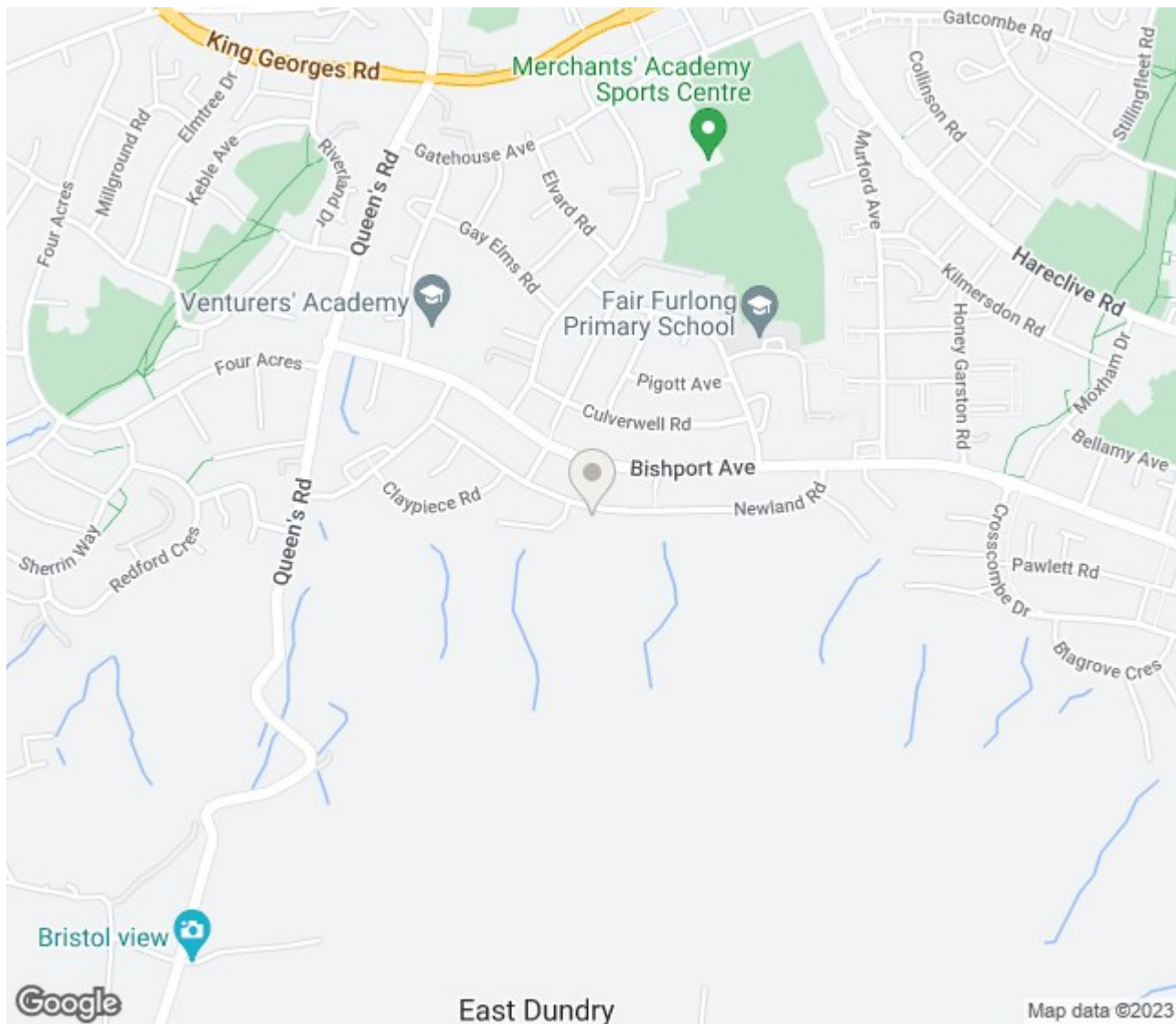


1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.




TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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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.