



HUNTERS[®]

HERE TO GET *you* THERE

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Maidenhead Road, Bristol, BS13 0PS

£295,000

Hunters Estate Agents are pleased to bring to the market a beautiful fully renovated three bedroom end terraced family home situated in a popular location in South Bristol. The property comprising in brief a living room, dining room, kitchen, two shower rooms and three bedrooms. Further benefits include a driveway providing off street parking for up to 4 cars, no onward chain and a large side/rear garden. Call today to view!

FRONT GARDEN

Access to the property via the large tarmac driveway leading to front door. Off street parking for 4 cars. Enclosed by wall and fences. Side access leading to rear garden.

HALLWAY

11'1" x 6'1"

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 dining room.

LIVING ROOM

11'1" x 13'0"

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

DINING ROOM

8'5" x 16'7"

Leading from the hallway into the dining room. Access to the shower room. Open archway leading to kitchen.

KITCHEN

9'8" x 15'2"

Leading from the dining room into the kitchen. Double glazed window to the rear. Double glazed patio doors opening to rear garden. The kitchen consists of a fridge/freezer, washing machine, tumble dryer, built in cooker and stainless steel sink with drainer. Matching wall and base units.

DOWNSTAIRS SHOWER ROOM

8'4" x 4'9"

Leading from the dining room into the shower room. The shower room consists of a W/C, wash basin and walk in shower unit.

LANDING

6'0" x 5'10"

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

BEDROOM ONE

11'3" x 10'4"

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

BEDROOM TWO

8'8" x 13'4"

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

BEDROOM THREE

7'11" x 8'10"

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

SHOWER ROOM

5'1" x 7'6"

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

SIDE / REAR GARDEN

Access to the side/rear garden via the kitchen or side access from front driveway. Decorative stone chippings. Enclosed by fences and walls. There is also a substantial plot to the rear of the property.

KEY FEATURES

- End Terraced
- Off Street Parking
- Fully Renovated
 - No Chain
- Two Reception Rooms
- Brand New Kitchen
- Large Side/Rear Garden
- Close To Local Schools & Amenities
 - Popular Location
 - Call Today To View!







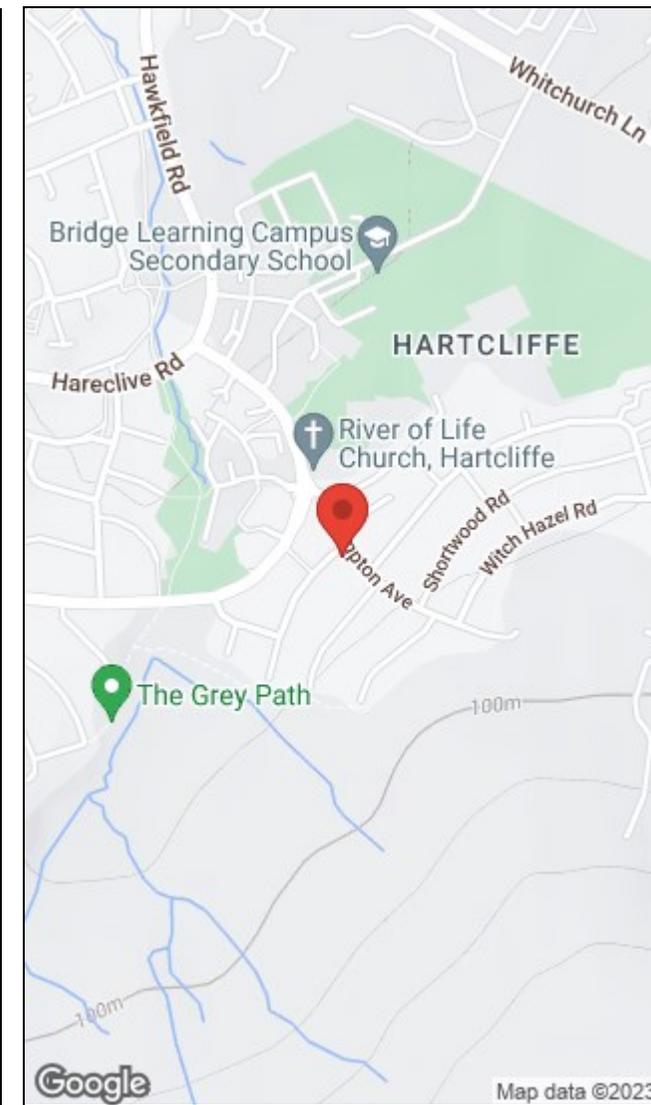
GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	84		84
72		72	

Energy Efficiency Rating scale (A-G):
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating scale (A-G):
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

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