



Alexandra Road, Uplands

Bristol, BS13 7DF

Guide Price £410,000

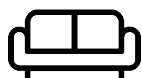
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Alexandra Road, Uplands

DESCRIPTION

An extended three bedroom semi-detached family home with a substantial rear garden which backs onto fields, situated in the popular Uplands area. This property would be perfect for any family with its extended downstairs & upstairs space. This home provides great access to Bristol City Centre, A38, Bristol Airport and the local primary & secondary schools. The property comprises in brief a large living / dining room, extended kitchen, conservatory, downstairs W/C, three large bedrooms and bathroom. Further benefits include stunning views to the rear, off street parking, garage and NO ONWARD CHAIN! Call today to book a viewing.



ROOMS

Entrance Porch

Access to the property through the front door into the entrance porch. Double glazed window to the front. Door leading into the hallway.

Hallway

Leading from the entrance porch into the hallway. Storage cupboard. Stairs leading from the ground floor to the first floor. Access to downstairs W/C, living/dining room and kitchen.

Living/Dining Room

24'6" x 11'1"
Leading from the hallway into the living / dining room. Double glazed bay window to the front. Gas fire. Double doors opening to conservatory.

Kitchen

18'10" x 8'0"
Leading from the hallway into the kitchen. Double glazed window to the side and rear. The kitchen consists of a sink and built in cooker. Space for washing machine, dishwasher, fridge and freezer. Matching wall and base units. Door leading into the conservatory.

Conservatory

11'1" x 9'6"
Leading from the kitchen or dining room into the conservatory. Double glazed windows to the rear. Double glazed patio doors opening to rear garden.

W/C

Leading from the hallway into the W/C. Obscured double glazed window to the side. The W/C consists of a wash basin and W/C.

Landing

Stairs leading from the ground floor to the first floor. Double glazed window to the side. Access to the bathroom and all three bedrooms.

Bedroom One

12'9" x 11'1"
Leading from the landing into bedroom one. Double glazed window to the front. Built in wardrobes.

Bedroom Two

12'11" x 11'2"
Leading from the landing into bedroom three. Double glazed window to the rear with stunning views to rear. Built in wardrobes.

Bedroom Three

19'2" x 7'11"
Leading from the landing into bedroom three, which has been extended. Built in wardrobes. Double glazed window to rear with stunning views.

Bathroom

6'6" x 6'3"
Leading from the landing into the bathroom. Obscured double glazed window to the front. The bathroom consists of a W/C, wash basin with vanity unit and bath with shower above.

Front Garden

Access to the property via driveway leading to front door. Off street parking for two cars. Side gate with access to rear garden.

Rear Garden

Access to rear garden via the side gate or conservatory. Patio and large lawn area. Access to garage.

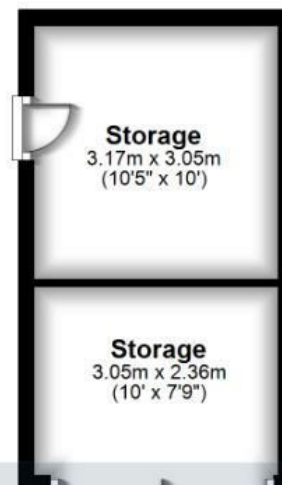
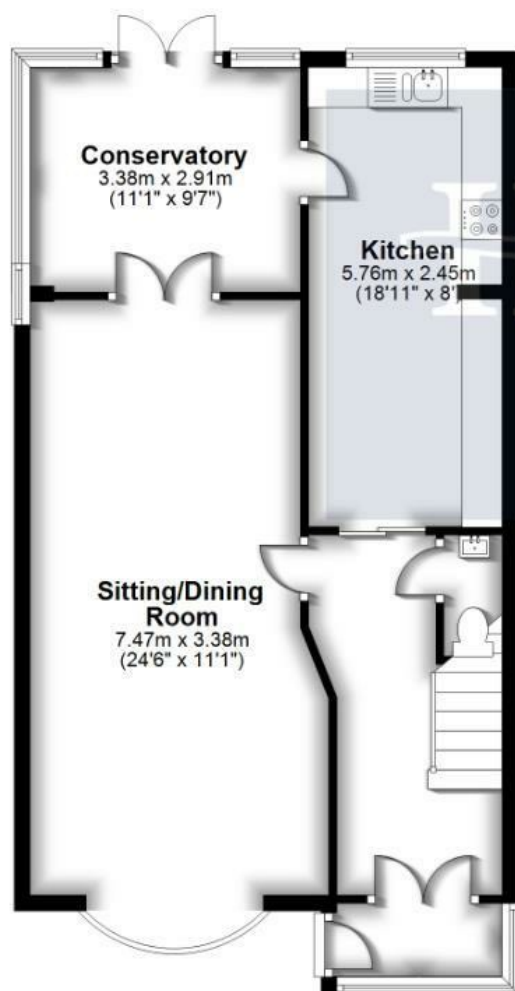
Garage

Access to garage via the rear garden. Power & electricity. There is a workshop attached to the back of the garage, which also has power & electricity. Pergola to rear of the garden.



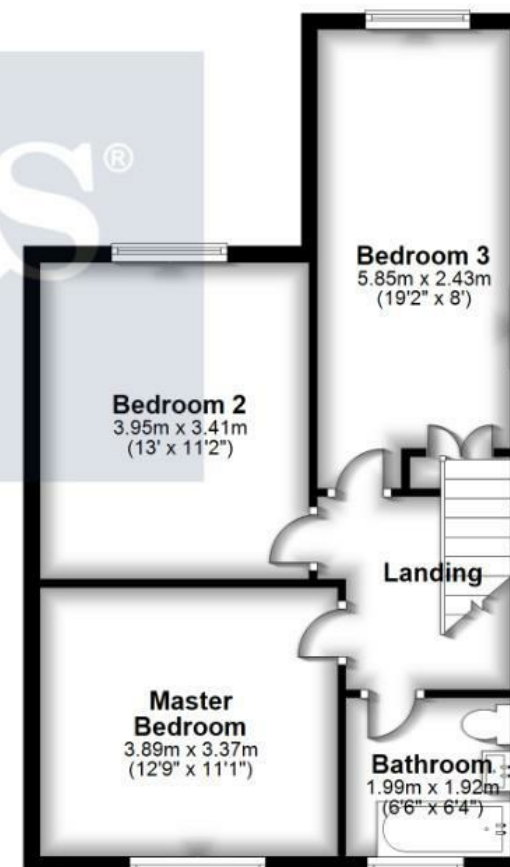
Ground Floor

Approx. 81.4 sq. metres (876.3 sq. feet)



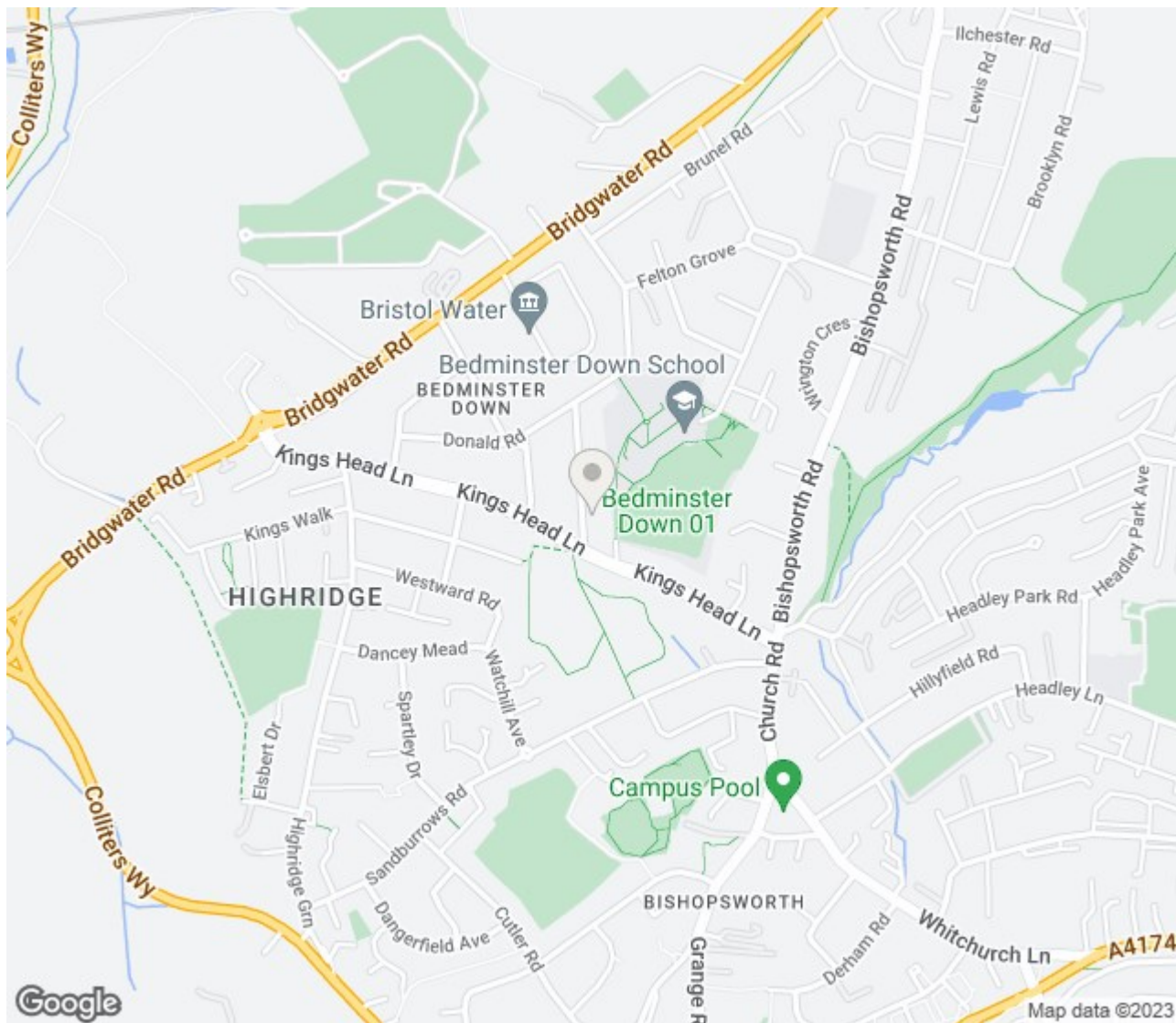
First Floor

Approx. 51.6 sq. metres (554.9 sq. feet)




Total area: approx. 133.0 sq. metres (1431.3 sq. feet)





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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