



Mayfield Avenue,  
Bristol,  
BS16 3NL

£375,000



Hunters, Fishponds are very pleased to offer for sale this attractive 1930's end terrace property located on a no through road position within walking distance to the high street offering many shops. There is also easy access to the cycle track and Bristol centre. This well-presented property has been the subject to modernising over the years by the present occupier and would suit either families or first time buyers. Internally to the ground floor there is a good size lounge with multi fuel burner, a lovely open plan modern kitchen/diner with Upvc dg sliding doors with views onto the rear garden. There is also a utility room and modern fitted downstairs cloakroom. To the first floor there are 3 double bedrooms and contemporary fitted shower room. Further benefits include, UPVC dg windows, gas central heating via a Worcester combi boiler, off street parking for 2 vehicles, side pedestrian access, a single attached garage, and an enclosed rear garden with rear pedestrian access. Internal viewing strongly recommended.



#### Entrance

Double glazed double doors to...

#### Inner Porch

1930's style panelled door with attractive leaded stained glass feature window leading to...

#### Hallway

Radiator, stairs to first floor, under stairs built in storage, wood grain effect laminate flooring.

#### Lounge 13'4" x 12'7" into bay and recess

Radiator, UPVC double glazed bay window to front, picture rail, chimney breast opening with multi fuel burner.

#### Open Plan Kitchen/Diner 14'4" x 11'2" widening to 18'4"

#### Dining Area

UPVC double glazed sliding doors to rear with views onto garden, space and area for dining table and chairs, wood grain effect laminate flooring, radiator, opening to...

#### Kitchen

Modern fitted matt finished base and wall units with beech block effect wood working surfaces incorporating a one and quarter bowl sink, plumbing for dishwasher, fitted induction hob with oven below and extractor over, space for fridge freezer. separate breakfast island with beech block effect wood work surface allowing seating under and extra storage with cupboards and drawers below.

#### Utility Room 5'8" x 4'0"

Wall mounted Worcester gas combination boiler serving central heating and hot water, plumbing for washing machine, space for tumble dryer, wood grain effect laminate floor, double glazed door to side leading to garden.

#### Cloak Room

Radiator, modern fitted low level WC, sink into storage unit with cupboard below and tiled splash back, wood grain effect laminate floor.

#### First Floor Landing

#### Bedroom One 14'0" x 11'1"

UPVC double glazed window to front, radiator, picture rail.

#### Bedroom Two 12'11" x 12'6"

UPVC double glazed window to rear with pleasant outlook and views onto rear garden, radiator, picture rail.

#### Bedroom Three 10'8" x 6'9"

UPVC double glazed window to front, radiator.

#### Shower Room

Opaque UPVC double glazed window to rear, contemporary fitted with extra large shower tray having overhead shower off main system, low level WC, sink into storage unit with cupboard below, chrome effect heated towel rail, decoratively tiled throughout.

#### Exterior To The Rear

Blocked paved patio adjoining the property the remainder is laid to lawn with mixed fence and hedge borders with raised block paved patio area located to the rear of the garden with pedestrian access gate, there is also side access via pedestrian gate leading to the front and also access to garage.

#### To The Front

Offers a block paved driveway for the off street parking for 2 vehicles, side pedestrian access via gate.

#### Garage 14'3" x 10'9"

With up and over door, power and light.

#### AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

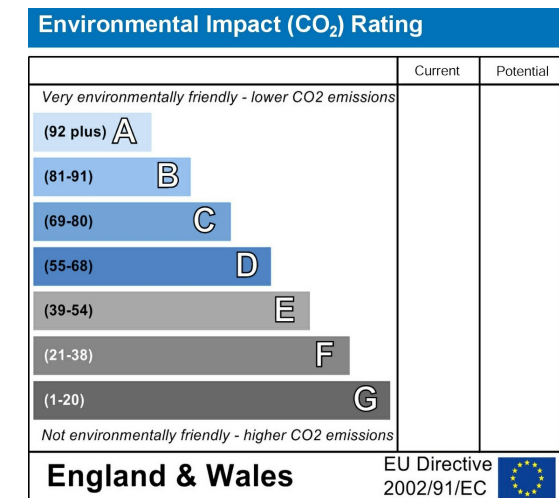
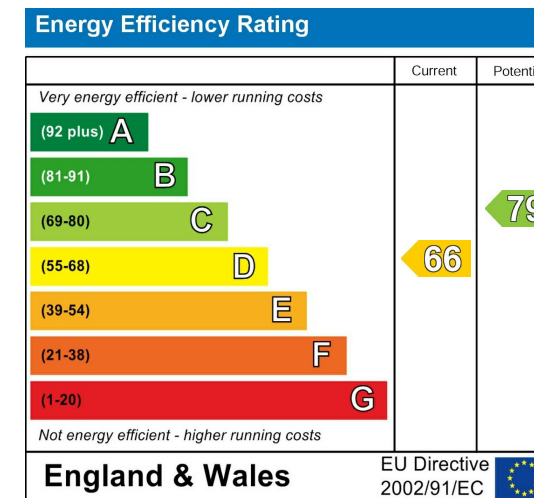
Tenure: Freehold  
Council Tax Band: C



- 1930's bay fronted end terrace property
- 3 double bedrooms
- Modernised and well presented throughout
- Superb open plan modern kitchen/diner
- Separate utility room
- Modern downstairs cloakroom
- Off street parking for 2 x vehicles
- Contemporary fitted shower room
- Single attached garage
- Generous lounge with multi fuel burner

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

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



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