



# Trendlewood Park, Bristol, BS16 1TE

£350,000



Nestled in the sought-after Trendlewood Park area of Bristol, this charming mid-terrace house offers a wonderful opportunity for families and DIY enthusiasts alike. Built in the 1970s, this genuine 2/3 bedroom home boasts a split-level design that provides both versatility and spaciousness, making it an ideal canvas for those looking to add their personal touch.

As you enter, you will find a welcoming reception room that sets the tone for the rest of the property. The three bedrooms provide ample space for family living or can be adapted to suit your needs, whether that be a home office or guest room. The bathroom, while functional, presents an opportunity for modernisation, allowing you to create a space that reflects your style.

One of the standout features of this property is the parking space available for two vehicles, a rare find in such a popular development. The home is surrounded by open parkland and the picturesque River Frome, perfect for leisurely walks and outdoor activities, enhancing the appeal for families and nature lovers.

With its great style interest and unique design features, this property is deserving of some updating to truly shine. Priced realistically to attract early interest, this home presents a fantastic opportunity for those looking to invest in a property with potential in a desirable location. Don't miss your chance to make this house your home in the vibrant community of Trendlewood Park.



## ENTRANCE

Multi paned hardwood effect UPVC entrance door into...

## ENTRANCE LOBBY

Glazed inner door into...

## HALL

Dado rail, short staircase to first floor landing. Short staircase to garden level.

## KITCHEN/BREAKFAST ROOM 16'4" x 7'8"

Fitted with a range of timber fronted wall, floor and drawer storage cupboards to include a built in double oven and inset electric hob, double drainer stainless steel sink, working surfaces, splashback tiling, space for washing machine and fridge, Creda electric warm air heating unit, double glazed window with outlook to front.

## GARDEN LEVEL

### OPEN PLAN L SHAPED LOUNGE/DINING ROOM

#### LOUNGE 20'8" x 11'5"

Pine panelled ceiling and wall, double glazed sliding patio doors with access and attractive outlook onto the rear garden, dado rail, opening into...

#### DINING AREA 10'11" x 8'5"

Pine panelled ceiling.

#### BEDROOM 3/STUDY 9'6" x 7'10"

Aluminium framed and double glazed window with pleasant outlook onto the rear garden.

## FIRST FLOOR

### LANDING

Large under eaves cupboard, access to roof void, double cupboard containing a hot water cylinder.

#### BEDROOM 1 12'2" x 11'7"

Built in single door wardrobe, large double glazed picture window to rear with far reaching views.

#### BEDROOM 2 14'10" x 7'11"

Maximum overall to include a built in triple door wardrobe, double glazed window to rear with elevated outlook.

#### BATHROOM 5'8" x 5'5"

Pink coloured suite of paneled bath and pedestal wash basin, splashback tiling, frosted glazed window to front.

## SEPARATE WC 6'2" x 2'7"

Pink coloured WC with wood effect seat.

## EXTERIOR

To the front of the property there is a section of level lawn alongside a brick laid hardstanding suitable for the parking off street of one vehicle.

## GARDEN

Arranged principally to the rear of the property comprising paved patio surfaces and pathways with mature shrubs and bushes, rear store and rear pedestrian gate opening onto a rear pedestrian walkway.

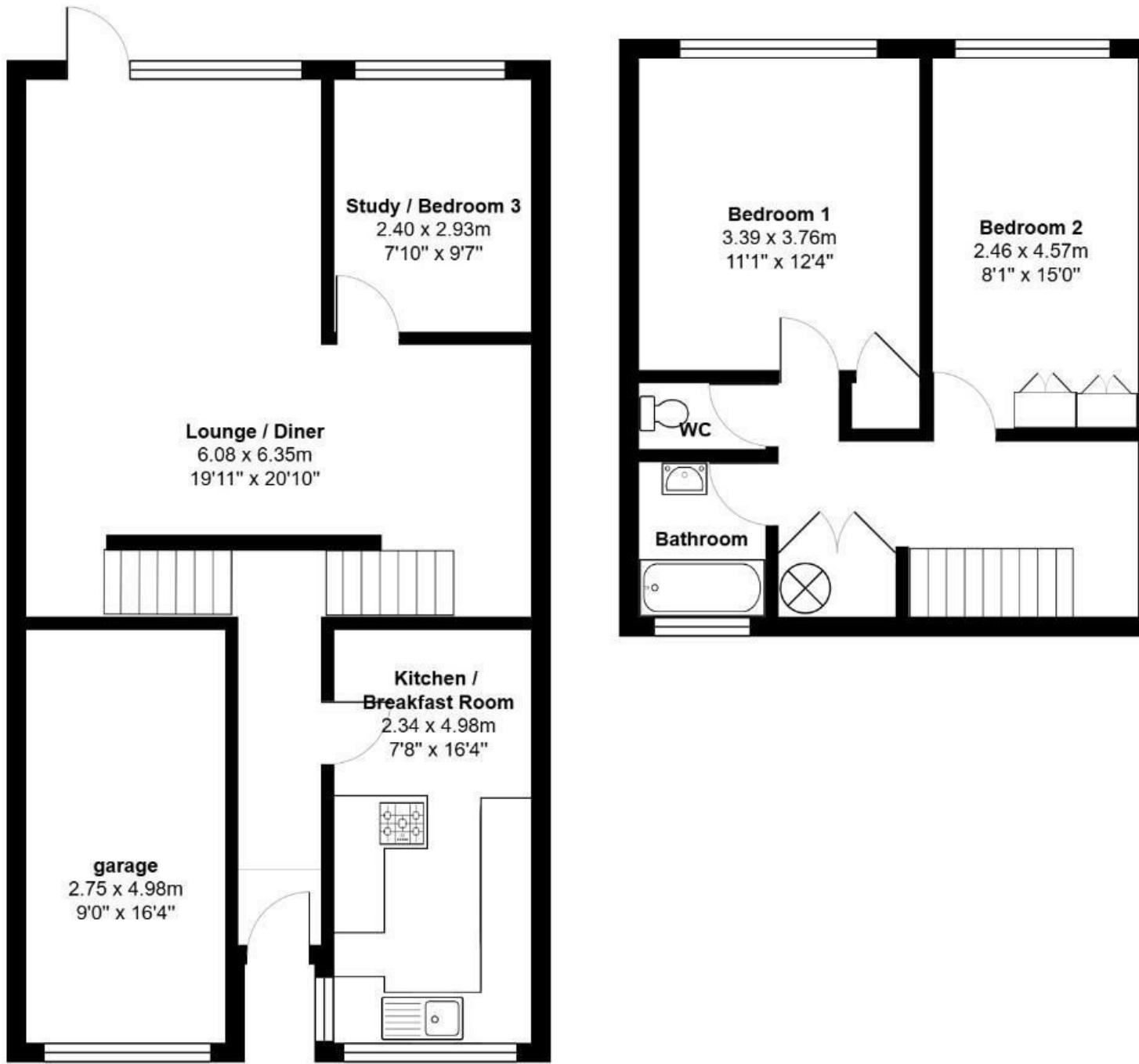
## GARAGE 16'2" x 7'11"

The property benefits from an integral garage with up and over door and electric fuse box.

## 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



- 2/3 bedroom split level home
- Ideal for families and DIYers
- Close to parkland and River Frome
- Located in Trendlewood Park, Bristol
- Versatile and spacious layout
- Deserving modernisation
- Realistically priced for quick sale
- Mid terrace 1970s home
- Popular development area
- Viewing highly recommended

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		

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

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