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Balaclava Road, Bristol, BS16 3LJ

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Bristol,
BS16 3LJ

£315,000

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Hunters are really pleased to offer for sale this lovely bay fronted 2 double bedroom period mid terrace home. This property has modern decorations throughout and would make a fantastic first time buyer home being conveniently located within a position close to the cycle track along with local shops. You are also within easy reach of Bristol Centre and the M32. Internally to the ground floor there is, an entrance hallway, a front lounge, a generous 2nd reception room and a fitted kitchen to the rear. On the first floor there are 2 double bedrooms and 4 piece bathroom. Further benefits include, Gas central heating, UPVC DG windows, and a good size lawned rear garden. An internal viewing is highly recommended.













Entrance
UPVC double glazed paneled door to...

Hallway
Stairs to first floor, radiator, wood grain effect laminate floor, understairs storage cupboard.

Lounge 14'3" x 10'4"
Into bay with UPVC double glazed bay window to front, radiator.

Dining Room 16'2" x 12'1"
UPVC double glazed windows to rear, wood grain effect laminate floor, space and area for table and chairs, radiator.

Kitchen 9'8" x 7'7"
UPVC double glazed window to rear and side, UPVC double glazed door to side leading to garden. Kitchen comprising of base and wall units with roll top working surfaces having tiled splashbacks incorporating a 1.5 bowl sink, plumbing for dishwasher and washing machine, gas point for cooker, space for fridge freezer.

First Floor Landing
Access to loft space.

Bedroom 1 13'1" x 12'1"
UPVC double glazed window to front, radiator, built in cupboard.

Bedroom 2 12'1" x 10'0"
UPVC double glazed window to rear, radiator, built in wardrobe.

Bathroom 8'9" x 5'8"
Opaque UPVC double glazed window to rear, four piece modern suite comprising of paneled bath with shower and mixer tap, pedestal wash hand basin, low level WC, corner cubical with overhead Triton shower, chrome effect heated towel rail.

Exterior To The Rear
Paved patio adjoining the property with the reminder laid to lawn having lapwood fence borders and mature planting.

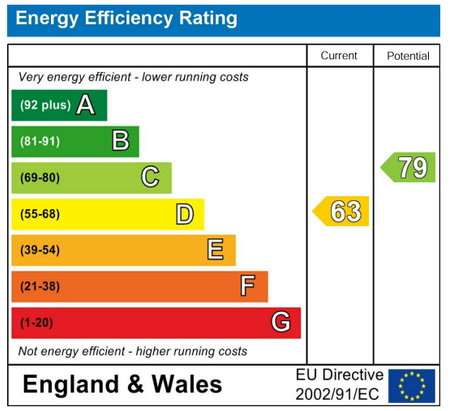
Exterior To the Front
Modest garden which is mainly laid to chippings and paved pathway leading to the front.

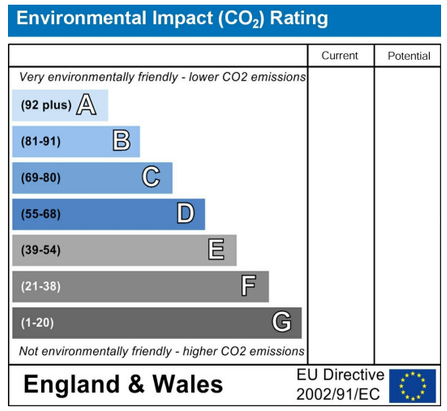
AML (Anti money laundering)
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Tenure: Freehold
Council Tax Band: B



- Period 2 double bedroom mid terrace home
- Lovely first time buyer property
- Well presented throughout
- Front lounge and separate dining room
- 4 piece first floor bathroom
- Enclosed lawned rear garden
- Within close distance to the cycle track
- Spacious and versatile accommodation
- Easy access to Bristol centre
- Viewing highly recommended





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.

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