

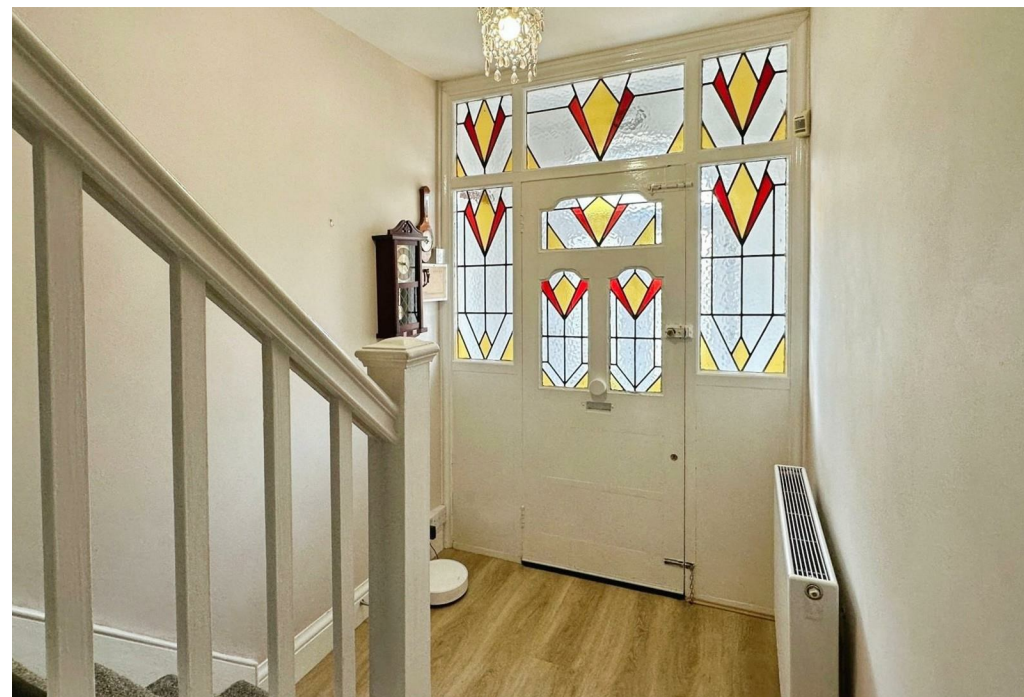


Heyford Avenue,
,
BS5 6UF

£490,000

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Hunters are delighted to offer for sale, a stunning 1930's bay fronted mid terrace property set within the highly sought after Heyford Avenue, backing onto open green space having fabulous rear views. This fantastic and highly spacious property has been the subject to refurbishment and modernising over the years, now offering a lovely extremely well presented home. This superb property would suit many buyers and is located within walking distance to Glenfrome primary school and Eastville Park. Internally to the ground floor there is a front lounge with fire place, a rear dining room, a contemporary fitted downstairs cloakroom and an extended modern fitted kitchen/breakfast room. To the first floor you will find 3 bedrooms with the 2nd bedroom offering superb views overlooking green space and a modern fitted bathroom. Further benefits include, UPVC dg windows, off street parking via a block paved driveway, a lovely large enclosed rear garden with a rear access lane, and a shed/garage. An internal viewing is highly recommended to view this stunning property,



Entrance

Via UPVC opaque double glazed double doors to inner vestibule with period style pannelled door with leaded stain glass feature windows leading to ...

Hallway

Stairs to first floor, fitted radiator, wood grain effect fitted laminate flooring, built in understairs cloakroom.

Cloak Room

Contemporary fitted with low level w.c., sink into storage unit with storage below and tiled splash back.

Lounge 15'1" x 13'5"

Dimension into bay and recess. UPVC double glazed bay window to front, fitted radiator, wood grain effect fitted laminate flooring, coal effect fitted gas fire with decorative tiled sides and polished marble effect hearth with decorative wood mantle surround.

Dining Room 14'1" x 10'5"

UPVC double glazed bay window to rear, space and area for table and chairs, wood grain effect fitted laminate flooring, fitted radiator.

Kitchen/Breakfast Room Extension 18'3" x 8'9"

UPVC double glazed windows to rear with pleasant outlook and view onto garden, a wide range of base and wall units with rolled top working surfaces, tiled splash backs incorporating an integral dishwasher, fitted gas hob with oven below, space for fridge freezer, plumbing for automatic washing machine, single bowl sink, tiled floor, space and area for breakfast table and chairs.

First Floor Landing

Access to loft space.

Bedroom 1 14'9" x 11'4"

UPVC double glazed bay window to front, fitted radiator, wood grain effect fitted laminate flooring, built in fitted wardrobes.

Bedroom 2 12'9" x 11'6"

UPVC double glazed window to rear with pleasant outlook and views onto open parkland, wood grain effect fitted laminate floor, built in storage with cupboard and shelving.

Bedroom 3 8'9" x 8'1"

UPVC double glazed window to front, wood grain effect laminate flooring, fitted radiator.

Bathroom

Opaque UPVC double glazed window to rear, comprising of pannelled bath with overhead shower, low level w.c sink into gloss fitted storage unit, tiled floor, chrome effect wall mounted heated towel rail, separate fitted radiator.

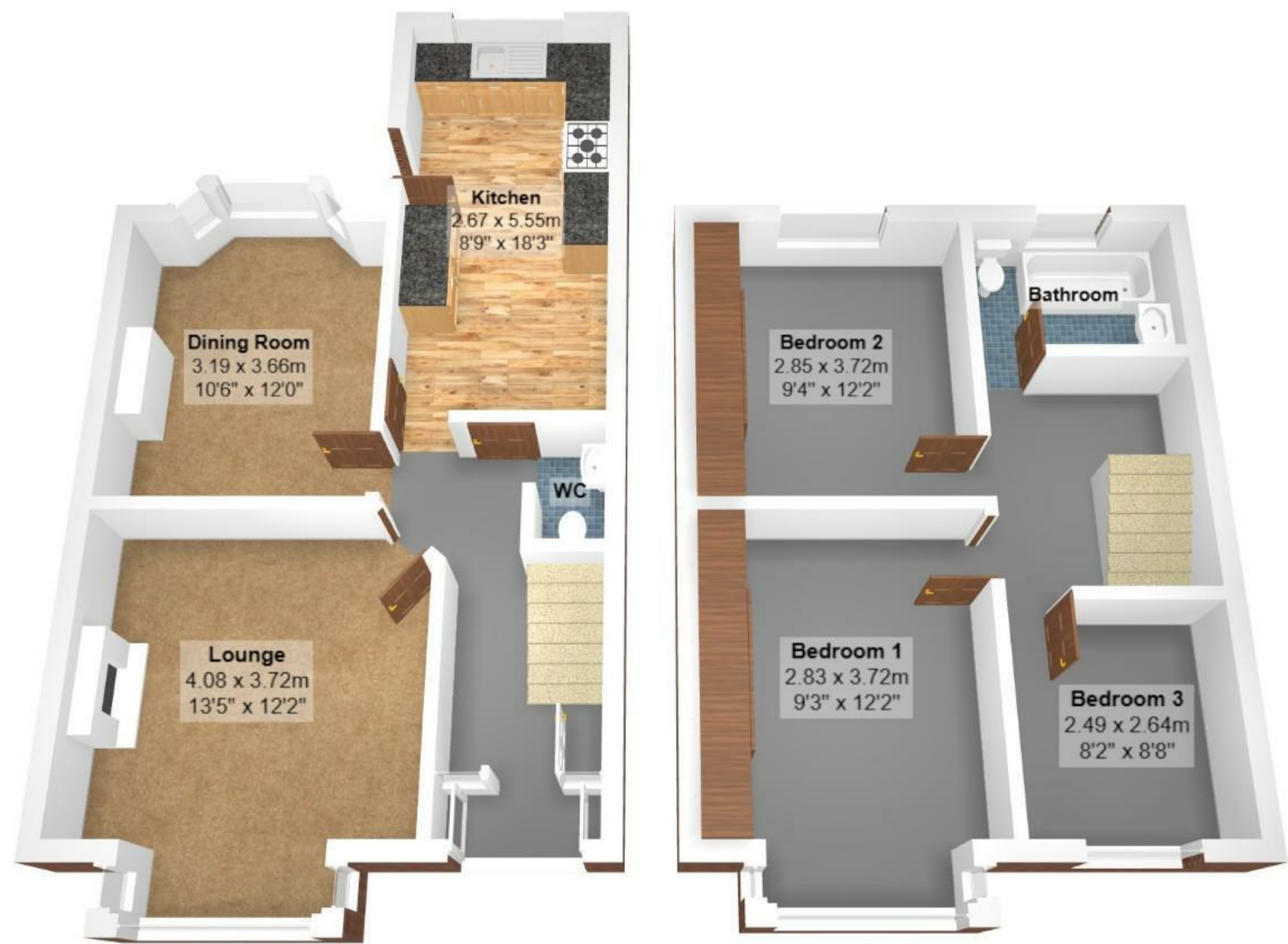
Exterior

To the front offers off street parking via a block paved driveway. To the rear has a large enclosed garden with lap wood fenced borders with timber decked decking adjoining the property with the remainder laid to lawn, timber shed, there is also a single garage/shed located to the rear of the garden, rear access onto a vehicular rear lane.

AML (Anti money laundering checks)

“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: B



- Beautifully presented 1930's mid terrace property
- Backing onto open parkland/Highly popular Heyford Avenue
- 3 good size bedrooms/superb views from 2nd bedroom
- Front generous lounge with attractive fireplace
- 2nd reception room/dining room
- Modern fitted kitchen breakfast room
- Contemporary fitted downstairs cloakroom and first floor bathroom
- Off street parking via a block paved driveway
- Lovely large enclosed rear landscaped garden with rear access
- Within walking distance to Glenfrome school/Eastville Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.

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.