



HUNTERS[®]
HERE TO GET *you* THERE

250 Glenfrome Road, Bristol, BS5 6TR

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Bristol,
BS5 6TR

£400,000

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Hunters, Fishponds are delighted to offer for sale this highly spacious 3 bedroom double bay fronted 1930's style property, located in a desirable position having excellent access to the M32, Bristol Centre, Glenfrome Primary School and Eastville Park. Internally this superb property offers lots of character and potential with many natural wood floors suiting a wide range of buyers. To the ground floor there is an entrance hallway with decorative staircase, a generous front lounge, a good size separate dining room with french opening on to the rear garden, a kitchen and util area. To there first floor there are 3 good size bedrooms and bathroom. Further benefits include gas central heating, dg windows, a modest front garden and a lovely mature enclosed garden with a single detached garage located to the rear opening onto a rear access lane. Internal viewwng recommended,



Entrance

Panelled door with leaded cross beaded windows to side leading to...

Hallway

Radiator, stairs to first floor, understairs storage, natural wood flooring.

Lounge 14'10" x 12'0"

Into bay and recess, radiator, natural wood flooring, picture railing.

Dining Room 12'5" x 12'2"

Natural wood flooring, radiator, space and area for table and chairs, French doors to rear opening onto garden with pleasant outlook to the rear, two windows to rear.

Kitchen 8'5" x 7'4"

Double glazed window to rear having pleasant outlook and views onto garden, natural wood flooring, understairs storage, radiator, some base units with wood working surfaces incorporating a single bowl sink, gas point for cooker.

Utility Area

Plumbing for automatic washing machine, wall mounted Ferroli gas combination boiler for hot water and central heating, door to side leading to garden.

First Floor Landing

Access to loft space.

Bedroom One 14'9" x 11'9"

Into bay and recess, double glazed bay window to front, natural wood flooring, radiator, tiled feature fireplace.

Bedroom Two 12'8" x 12'1"

Double glazed window to rear having pleasant outlook and views onto rear garden, natural wood flooring, radiator, tiled feature fireplace.

Bedroom Three 8'6" x 8'1"

Double glazed window to front, natural wood flooring, radiator.

Bathroom

Opaque double glazed window to rear, panelled bath with Victorian style taps, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls.

Exterior

To The Rear

Generous enclosed garden which is mainly laid to lawn, lapwood fence borders, bedding to side with mature planters, DETACHED GARAGE onto rear access lane.

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: B

- Highly spacious 1930's style mid terrace property
- 3 generous bedrooms
- Full of character with many natural wood floors
- Generous front lounge
- Separate dining room with french doors onto rear garden
- Lovely enclosed rear garden
- Detached garage and rear access
- Suited to many buyers
- Popular location with easy reach to M32 and Bristol Centre
- Within walking distance to Glenfrome Primary and Eastville Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(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 CO ₂ 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 ₂ 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.