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Heath Road, Bristol, BS5 6TU

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Bristol,
BS5 6TU

£410,000

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Hunters Estate Agents - Fishponds office are delighted to offer this traditional 1930s style 3-bedroom semi-detached home within a prominent corner position with lovely elevated outlook. Recently, redecorated throughout this spacious and well proportioned home offers an ideal opportunity for professionals and young families alike. Occupying a proud position this attractive home offers a combination of brick built and rendered elevations, located within a popular Road. Well placed for those who require access to the M32 and Bristol City access. The property also occupies an ideal position for walks within Eastville Park and along the Frome valley. Offered without chain, we would encourage immediate viewing of this rare home. The property benefits from front and rear gardens alongside a generous off street parking space. Hunters exclusive - Recommended viewing.

Entrance
UPVC double glazed entrance door with matching fixed windows alongside and over into ...

Hall
Feature laminate wood grain effect floor, radiator, staircase to first floor with useful cupboards beneath.

Lounge 13'1" x 12'4"
Dimension maximum overall into a UPVC double glazed bay window with pleasant outlook onto the front garden, radiator, feature fireplace with a built in real flame coal effect gas fire (not tested), dado rail.

Dining Room 11'4" x 11'1"
Feature fireplace surround, with a built in flame effect electric fire (not tested), feature laminate wood grain effect floor, radiator, UPVC double glazed French doors and matching windows along side and over with access and outlook onto the rear garden.

Kitchen 8'1" x7'7"
The kitchen is fitted with a several dark oak effect wall, floor and drawer storage cupboards, rolled edged working surfaces with an inset single drainer sink unit, space for washing machine, slim line dishwasher and fridge, built in oven and inset gas hob with extractor above, splash back tiling and tiled effect flooring, UPVC double glazed door and window with access onto the rear garden.

First Floor Landing
Access to roof space, UPVC double glazed window to side.

Bedroom 1 13'5" x 9'6"
Dimension maximum overall into a UPVC double glazed bay window with pleasant views, dimension to exclude one wall to wall fitted with mirror fronted wardrobes, radiator.

Bedroom 2 11'5" x 9'6"
UPVC double glazed window with outlook to rear, dimension to exclude one wall to wall fitted with mirror fronted wardrobes, radiator, wall mounted gas fired boiler for domestic hot water and central heating.

Bedroom 3 8'0" x 7'7"
UPVC double glazed window with pleasant outlook, radiator.

Bathroom
A white suite of pedestal wash basin, low level w.c. and paneled bath with a thermostatically controlled shower over, vinyl floor covering, UPVC double glazed and frosted window to rear, radiator, extractor fan, splash back tiling.

Exterior

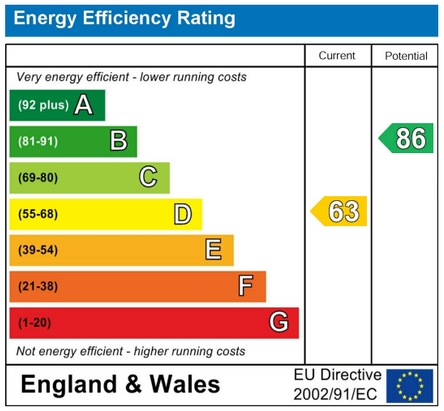
Off Street Parking Space
To the front of the property there is an off street parking space for one vehicle.

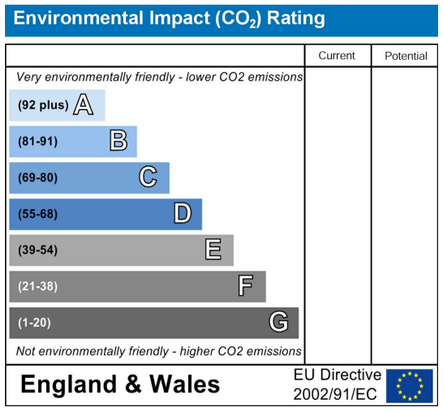
Garden
The front garden which stands behind a brick boundary wall and privet hedge offers a lawned area with several mature shrubs, trees and flowering plants, timber shed. The rear garden has been paved for ease of maintenance all within timber fenced boundaries, two timber sheds.

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

- Traditional 1930's semi detached house
- Lovely elevated and prominent corner position
- Ideal professionals and growing families alike
- Close to Eastville Park, Frome Valley and local Primary school
- Generous front gardens and Off street parking space
- Popular road - seldom available
- Vacant - no chain
- 3 Bedrooms and bathroom
- 2 Receptions and Kitchen
- Hunters Exclusive - Recommended viewing





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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