



## 15 Parkside Gardens

Bristol, BS5 6UA

£315,000



Hunters are pleased to offer for sale this spacious 2 double bedroom end terrace property located on a lovely residential road within walking distance to Eastville Park. This delightful home is offered with vacant possession and would make a great first time buyer property. Internally to the ground floor there is a lounge, a kitchen/breakfast room and lean too conservatory. To the first floor there are 2 double bedrooms and bathroom. Further benefits include a front garden with side pedestrian access, a good size rear garden and rear access onto a lane. We would recommend a viewiwnq.



### Entrance

Via a glazed paneled door into inner porch with double glazed door leading into ...

### Hallway

Stairs to first floor, fitted radiator, understairs storage area.

### Lounge/Diner 14'10" x 11'8" (4.54m x 3.58m)

Fitted radiator, double glazed sliding doors to rear opening onto a lean to conservatory, coal effect fitted gas fire with wood mantle surround, fitted radiator, space and area for table and chairs.

### Kitchen/Breakfast Room 11'10" x 8'11" (3.63m x 2.73m)

Double glazed window to front, a range of base and wall fitted units with working surfaces and tiled splash backs incorporating a single bowl sink, space for cooker, plumbing for automatic washing machine, space for fridge/freezer, space and area for table and chairs, fitted radiator.

### Lean To/Conservatory 12'2" x 4'5" (3.73m x 1.37m)

Fitted radiator, built in storage cupboard, double glazed window and double glazed door to rear with pleasant outlook onto rear garden.

### First Floor Landing

Access to loft space.

### Bedroom 1 14'10" x 11'8" (4.54m x 3.58m)

Dimension into fitted wardrobes with double glazed window to rear with pleasant outlook onto rear garden, fitted radiator, fitted wardrobes with hanging and shelving and separate mirrored wardrobes housing gas combination boiler serving central heating hot water,

### Bedroom 2 12'2" x 9'0" (3.73m x 2.75m)

Double glazed windows to front, fitted radiator, fitted wardrobes with cupboard above.

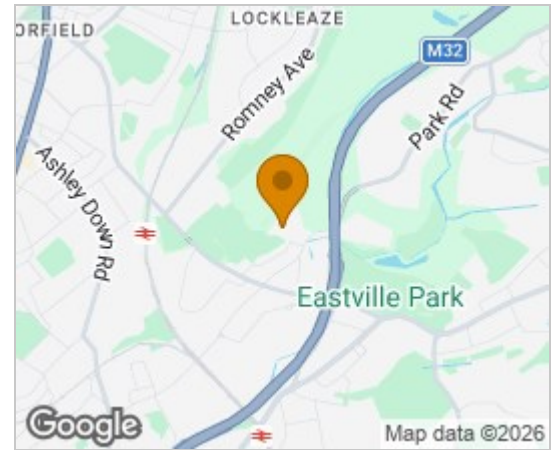
### Bathroom

Opaque double glazed window to front, fitted radiator, comprising of paneled bath with shower mixer tap, low level w.c. pedestal wash hand basin and is tiled throughout.

### Exterior

To the rear has an enclosed garden with initial area laid to paving then various sections laid to lawn with mature planting with a further section located to the rear which is mainly laid to paving with some mature planting and access onto a rear lane, there is also a side pedestrian access to the property via a gate leading to the front. To the front is mainly laid to lawn with some mature planting with steps leading to front door. There is also a side pedestrian access via a gate leading to the rear of the garden.

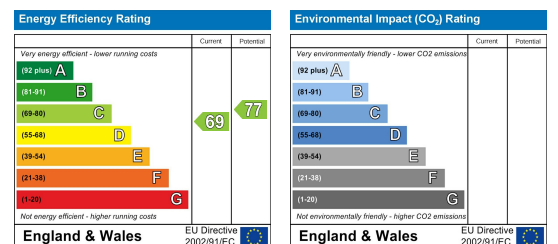
### Area Map



### Floor Plans



### Energy Efficiency Graph



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.