



The Glades, Bristol, BS5 7EN

£365,000



Hunters Estate Agents - Fishponds Office are delighted to offer this ideal 1960's semi detached 3-bedroomed home within a lovely elevated position with outstanding views. This well preserved family home has remained within the same ownership since new. Built in 1964 the property offers well proportioned accommodation suited to professionals, first time buyers and growing families. The property features a spacious open plan arranged Lounge/Dining room and Kitchen on the ground floor. On the first floor there are 3 bedrooms alongside a stylish Shower room. This home benefits from UPVC double glazing throughout and Gas heating. Externally the property enjoys the benefit of a mature rear garden, large integral garage and 2 cars parking. The property is well placed for local amenities, to include nearby allotments, Bristol/Bath cycle path, Royate hill nature reserve and Eastville Park. No chain. Hunters Exclusive - recommended viewing.



GROUND FLOOR

UPVC double glazed and leaded entrance door into...

ENTRANCE HALL

Multi paned door into...

OPEN PLAN ARRANGED LOUNGE/DINING ROOM 24'0" x 11'10"

Feature fireplace with a built in log effect electric fire, staircase leading to the first floor, two radiators, UPVC French doors and matching windows with pleasant outlook and direct access onto the rear garden.

KITCHEN 9'5" x 7'10"

Fitted with a range of modern wood grain effect wall, floor and drawer storage cupboards with timber effect handles, space for washing machine, upright fridge/freezer and electric oven, splash back tiling, single drainer sink unit, UPVC double glazed window with pleasant outlook onto the rear garden, vinyl floor covering, built in shelved larder/understairs storage cupboard.

FIRST FLOOR LANDING

Access to loft space via aluminium pull down ladder.

BEDROOM 1 11'0" x 9'4"

UPVC double glazed window to front with lovely elevated far reaching views, measurement to exclude one wall to wall fitted with sliding door wardrobes, radiator.

BEDROOM 2 14'4" x 8'7"

UPVC double glazed window to front with lovely elevated far reaching views, radiator.

BEDROOM 3 9'7" x 9'5"

Maximum average overall to exclude a double sliding door wardrobe, UPVC double glazed window to rear with pleasant elevated outlook onto the rear garden, cupboard containing a Vaillant combination gas fired boiler for domestic hot water and central heating.

SHOWER ROOM (FORMER BATHROOM) 7'9" x 5'10"

Luxuriously appointed with a white suite of low level WC, pedestal wash basin and corner enclosure with a built in thermostatically controlled shower, vinyl floor covering, fully tiled walls, UPVC double glazed and frosted window to rear, heated towel rail.

EXTERIOR

GARAGE 15'5" x 7'11"

The property benefits from an integral garage with twin wood entrance doors and electric fuse box.

OFF STREET PARKING

Directly in front of the garage and house are two concrete laid hardstanding spaces for two vehicles.

GARDEN

Arranged principally to the rear of the property providing an initial patio surface with steps leading onto a level section of well tended lawn with established borders stocked with a variety of mature shrubs, flowering plants and rose bushes. The garden benefits from a lovely aspect and privacy. To one side of the garden is a brick built shelter/store, a concrete laid path and pedestrian gate leads to the front of the property.

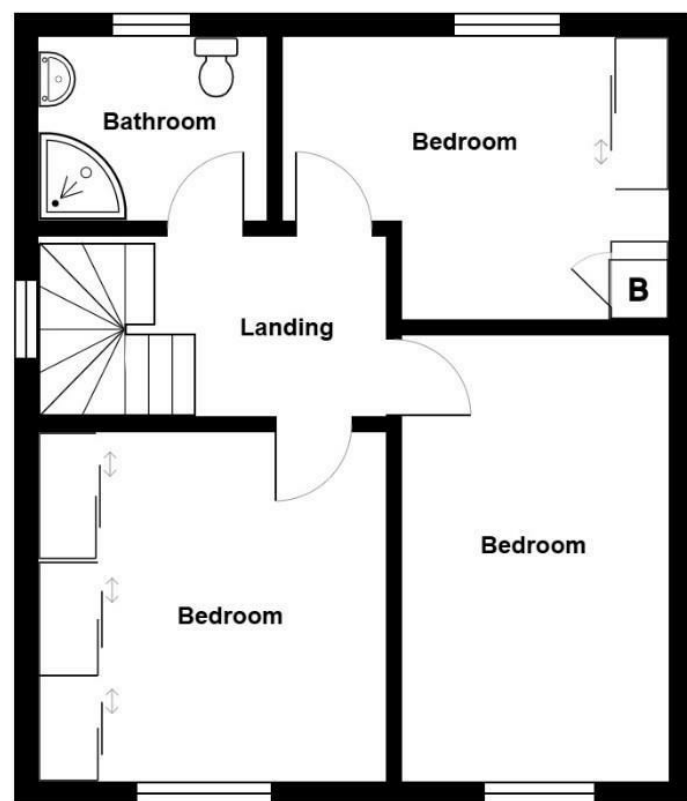
TENURE

Understood to be freehold (subject to an annual ground rent of £10.50)

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



- A fine 1960's built 3-bedroomed semi detached home
- Lovely open plan arranged Lounge/Dining room
- Enclosed mature rear garden
- Spacious and well preserved accommodation
- Integral Garage and 2 cars parking
- No chain - view now
- Close to Bristol/Bath cycle path, Royate Hill nature reserve and Eastville Park
- Modern shower room, gas heating and UPVC double glazing
- Ideal professionals, first time buyers and growing families
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(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.