

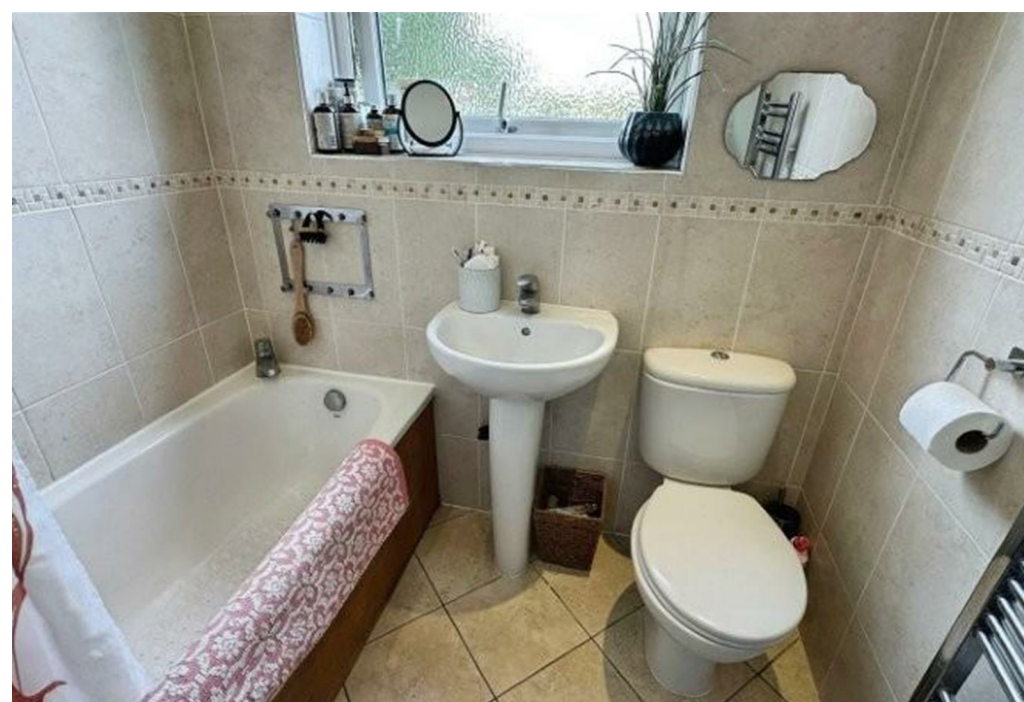


Welsford Avenue,
Bristol,
BS16 1BW

£395,000

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Hunters are delighted to offer for sale this lovely 1930's mid terrace property located in a highly popular location nearby to Eastville Park and having great access to the M32/Bristol Centre. This superb and well spaced home is beautifully decorated throughout offering contemporary fittings with a stylish interior. Making a great first time buyer or family home with internal accommodation comprising to the ground floor, a front lounge opening onto a dining room with a french door leading to the garden, and a stunning bespoke fitted kitchen with quartz working surfaces. To the first floor there are 3 good size bedrooms with lovely rear views and a modern fitted bathroom. Further benefits include, Upvc dg windows, gas central heating, a front garden with attractive planting, a good size rear garden with an attractive patio area and detached garage with vehicle rear access. We would strongly recommend this fine home to fully appreciate all that it has to offer.



Entrance

Paneled door with attractive etched leaded stained glass feature window leading to...

Hallway

Radiator, stairs to first floor, engineered oak wood flooring, understairs storage area.

Lounge/Diner 24'0" overall length

Lounge Area 12'7" x 12'7"

Into bay with UPVC bay window to front, radiator, picture railing, engineered oak flooring, opening into dining room.

Dining Room 11'10" x 10'10"

UPVC double glazed windows and UPVC double glazed French door opening up onto garden, engineered oak flooring, space and area for table and chairs, radiator.

Kitchen 15'10" x 8'3" at widest point narrowing to 6'10"

Superb bespoke fitted kitchen with a wide range of base and wall fitted units having decorative tiled splash back, Quartz working surface incorporating a single bowl sink with overhead mixer tap, fitted gas hob with oven below and extractor over, space for American style fridge freezer, plumbing for dishwasher, plumbing for automatic washing machine, engineered oak flooring, cupboard housing Viessmann gas combination boiler serving central heating and hot water, chrome effect wall mounted towel rail.

First Floor Landing

Access to loft space.

Bedroom 1 12'8" x 10'6"

UPVC double glazed window to rear having pleasant outlook and views onto nearby playing fields, radiator.

Bedroom 2 11'6" x 10'5"

UPVC double glazed window to front, radiator, picture rail.

Bedroom 3 7'10" x 7'3"

UPVC double glazed window to front, radiator, picture railing.

Bathroom

Opaque UPVC double glazed window to rear, modern fitted suite with paneled bath having mixer tap and separate overhead shower off main system, pedestal wash hand basin low level WC, tiled throughout, wall mounted chrome effect heated towel rail.

Exterior To The Front

Lovely well established garden with attractive planting with pathway via wrought iron gate leading to front door.

Exterior To The Rear

Has a lovely paved patio area with flagstone paving and seating area adjoining the property with steps up to a generous lawn section with various mature and attractive planting leading to detached garage located to the rear of the property.

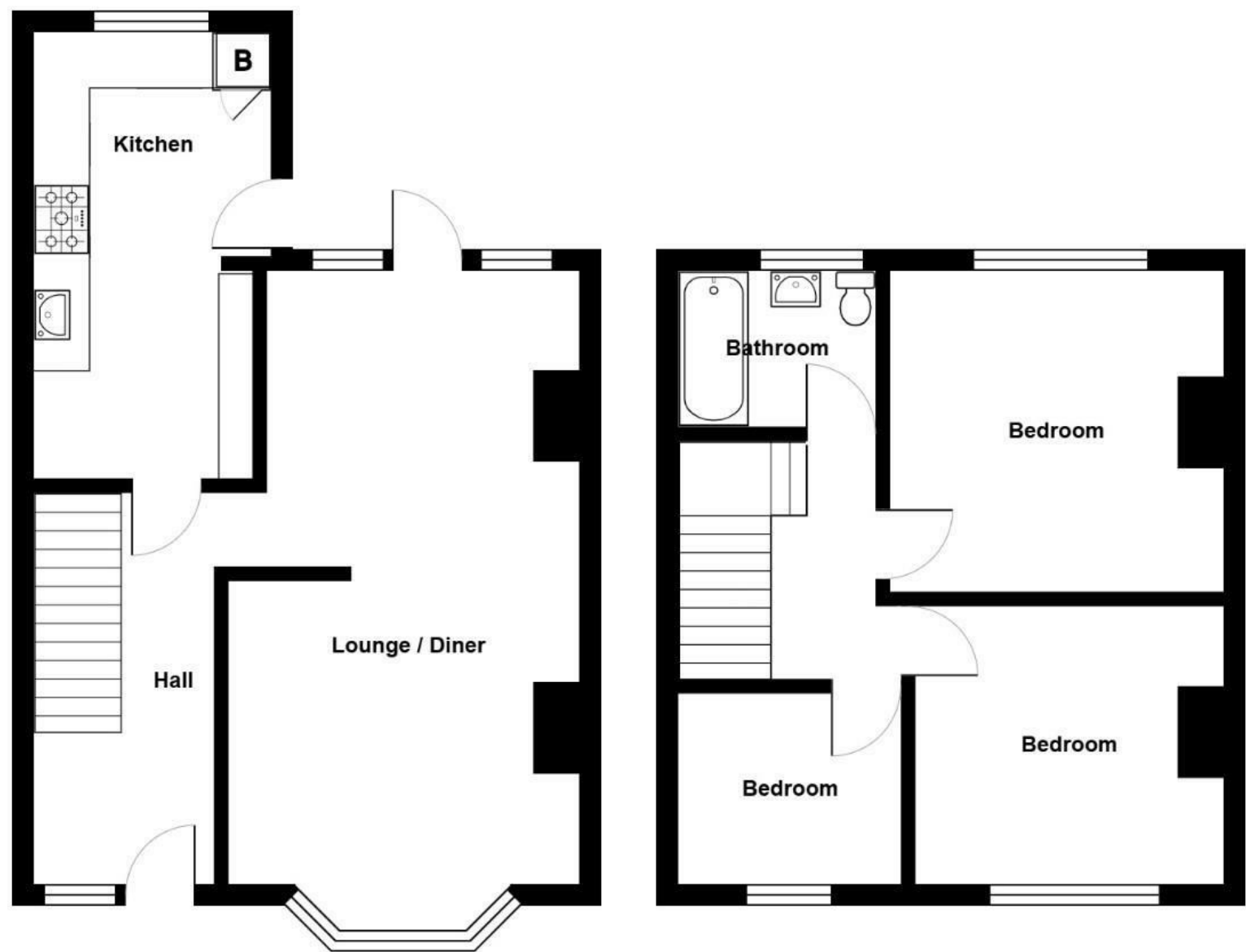
Detached Garage 15'3" x 9'6"

Up and over door, fitted window, leading onto a vehicular 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



- Stunning 1930's mid terrace property
- 3 good size bedrooms with lovely rear views
- Beautifully modernised throughout
- Fabulous re-fitted kitchen
- Generous lounge into dining room
- Attractive front and rear gardens
- Detached garage with vehicle rear access
- Modern fitted first floor bathroom
- Superb first time buyer or family home
- Highly popular location close to Eastville Park, M32 and Bristol centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	81
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.