



22 Redhill Drive,  
Bristol,  
BS16 2AQ

£425,000

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Hunters are very pleased to offer for sale this superb 1930's 3 bedroom end terrace property located in a highly popular position just off Thingwall Park within close distance . This lovely home is well spaced and offers modern well presented accommodation suited to a wide range of buyers. Internally to the ground floor there is a good size lounge, a separate dining room with French doors opening onto the rear garden, a modern gloss white fitted kitchen and utility room with WC. To the first floor there are 3 bedrooms and contemporary fitted shower room. Further benefits include, Upvc double glazed windows, gas central heating, off street parking, a generous rear garden and double garage. Internal viewing recommended.



## ENTRANCE

Opaque double glazed sliding doors to..

## PORCH

Glass paneled door to...

## HALLWAY

Radiator, stairs to first floor, wood grain effect laminate floor, understairs storage.

## LOUNGE 15'4" x 12'5"

UPVC double glazed window to front, radiator, coal effect fitted gas fire with bath effect style mantel above and surround.

## DINING ROOM 13'3" x 10'10"

UPVC double glazed French doors to rear opening up onto rear garden, radiator, wood grain effect laminate flooring.

## KITCHEN

UPVC double glazed window to rear, kitchen comprising of modern gloss fitted white base and wall units having working surfaces incorporating a one and quarter bowl sink, fitted electric hob with oven below and extractor over, tiled splash back, plumbing for dishwasher, space for fridge freezer, opaque UPVC double glazed door leading to the utility room.

## UTILITY ROOM

Opaque UPVC double glazed door to side leading to garden, plumbing for washing machine, space for tumble dryer.

## CLOAK ROOM

Low level WC.

## FIRST FLOOR LANDING

Access to loft space via pull down ladder. Loft is partly boarded with Worcester gas combination boiler serving central heating and hot water.

## BEDROOM 1 15'4" x 10'10"

UPVC double glazed bay window to front, radiator.

## BEDROOM 2 13'3" x 11'1"

UPVC double glazed window to rear, radiator.

## BEDROOM 3 9'11" x 7'6"

UPVC double glazed window to front, radiator.

## SHOWER ROOM

Contemporary fitted with opaque UPVC double glazed window to rear, luxury appointed with double corner shower tray with overhead wall mounted chrome effect fitted shower, chrome effect fitted towel rail, low level WC, sink into storage unit with gloss cupboard below, stylishly tiled throughout.

## EXTERIOR

### TO THE REAR

The property benefits from having a generous enclosed rear garden which is mainly laid to lawn having timber decked section both to the front and rear with access gate onto a vehicular rear access lane.

## DOUBLE GARAGE 19'11" x 7'8"

Access via vehicular rear lane with up and over door, power and light.

### TO THE FRONT

Off street parking for several vehicles.



Tenure: Freehold  
Council Tax Band: C

- Traditional 1930's end terrace home
- 3 bedrooms
- Highly popular position off Thingwall Park
- Modern and well presented interior
- Generous lounge
- Separate dining room with French doors
- Off street parking
- Contemporary fitted shower room
- Utilty room with WC
- Modern gloss white fitted kitchen

| 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 |                         |           |
|                                             | 61                      | 79        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.