

HUNTERS[®]

HERE TO GET *you* THERE



12 Dormer Road

Eastville, Bristol, BS5 6XQ

£360,000



Hunters are delighted to offer for sale this 1930's 3 bedroom end terrace property located in a position which is within close distance to Eastville park, also having good access into Bristol centre and the M32. This property is offered with vacant possession having lots of potential requiring updating throughout, but would create a lovely home suited to many buyers. Internally to the ground floor there is a lounge, a separate dining room and kitchen. To the first floor there are 3 good size bedrooms and a modern fitted bathroom. Further benefits include, a generous rear garden with side access, a double detached garage and hardstand to rear offering off street parking. Viewing is recommended.



ENTRANCE

Via UPVC paneled door to..

HALLWAY

Radiator, stairs to first floor, double glazed window to side, under stairs built in storage housing vaillant gas combination boiler serving central heating and hot water.

LOUNGE 14'1" x 12'0" (4.31m x 3.66m)

Into bay and recess with double glazed bay window to front, radiator, exposed brick feature fireplace.

DINING ROOM 11'6" x 11'5" (3.52m x 3.48m)

Radiator, fireplace, sliding double glazed doors onto conservatory.

CONSERVATORY 14'7" x 6'5" (4.46m x 1.97m)

Double glazed windows to rear having pleasant outlook and views overlooking the garden.

KITCHEN

Double glazed window to rear, fitted base and wall units with roll top working surfaces incorporating a single bowl sink, space for fridge freezer, space for cooker, plumbing for automatic washing machine, radiator, door leading into conservatory.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM ONE 13'8" x 12'0" (4.17m x 3.66m)

Into bay and wardrobe space, double glazed bay window to front, radiator, wide range of mirrored fitted wardrobes with hanging and shelving space.

BEDROOM TWO 13'1" x 10'9" (4.00m x 3.30m)

Double glazed window to rear having pleasant outlook and views onto the rear garden, radiator.

BEDROOM THREE 8'3" x 8'1" (2.54m x 2.47m)

Double glazed window to front, radiator.

BATHROOM

Opaque double glazed window to rear, modern contemporary suite comprising of curved paneled bath with overhead shower off main system, low level WC, pedestal wash hand basin, radiator.

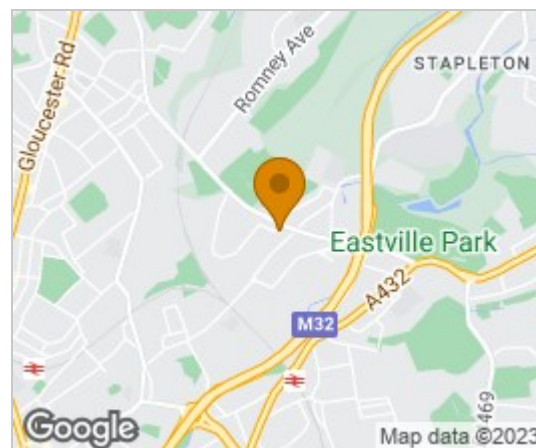
EXTERIOR TO THE FRONT

Modest garden with mature planting with paved steps and pathway leading to front door.

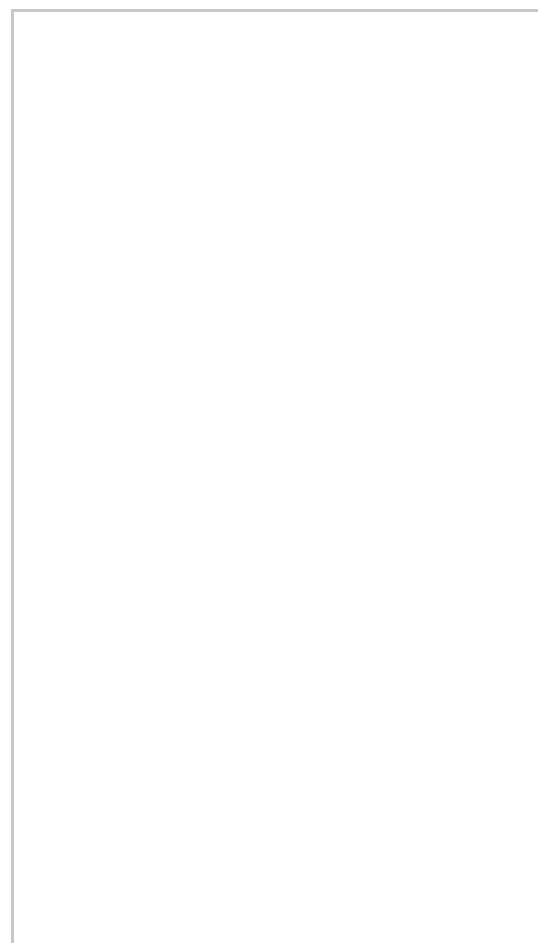
EXTERIOR TO THE REAR

Generous enclosed garden with lapwood fenced borders with various section of paved patio and area laid to chippings adjoining property, the remainder is laid to lawn with various mature and attractive planting with central pathway leading to rear and detached garage which backs onto a vehicle rear access lane. There is also a hardstanding space offering off street parking and side access from the garden that leads to the front of the property.

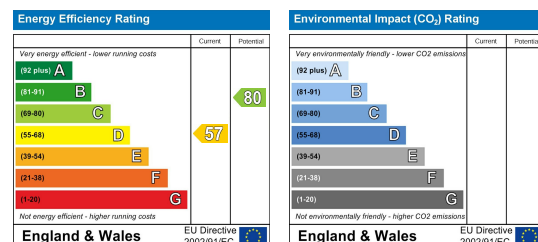
Area Map



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.

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