



Cottrell Road,
Bristol,
BS5 6TL

£420,000



Hunters are delighted to offer for sale this superb 3 bedroom 1930's semi detached property located in a desirable position being within close distance and easy access to the M32/Bristol centre. This very well presented property has modern decorations with a contemporary style. Internally to the ground floor there is an open plan lounge into dining room and modern fitted kitchen. To the first floor there are 3 bedrooms and bathroom. Further benefits include gas central heating, dg windows, off street parking. a large over 100ft rear garden and a single garage. This house would suit families and first time buyers looking to create a wonderful home. Internal viewing highly recommended.



ENTRANCE

UPVC double glazed paneled door to...

HALLWAY

Stairs to first floor, radiator, tiled flooring, built in understairs storage cupboards.

LOUNGE/DINER 26'4" overall

LOUNGE 14'0" x 13'10"

Into bay and recess with double glazed bay window to front, radiator, opening into...

DINING ROOM 11'11" x 10'6"

With double glazed French doors to rear opening up onto rear garden with pleasant views, two fitted upright radiators.

KITCHEN 8'11" x 8'5"

Double glazed French door and double glazed window to rear, modern fitted kitchen with a good range of base and wall fitted units with working surfaces, tiled splash backs incorporating a single bowl sink, fitted gas hob with oven below and extractor over, space for fridge freezer, upright fitted radiator.

HALF TURN LANDING

Double glazed window to side.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1 12'11" x 10'6"

Double glazed window to front and fitted radiator.

BEDROOM 2 12'2" x 10'2"

Double glazed window to rear having pleasant outlook and views onto rear garden, radiator, cupboard housing gas combination boiler serving central heating and hot water.

BEDROOM 3 8'9" x 8'1"

Double glazed window to front, radiator.

BATHROOM

Opaque double glazed window to rear, bathroom suite comprising of paneled bath with overhead shower off main system, sink into storage unit with cupboard below, low level WC, tiled floor, chrome effect heated towel rail.

EXTERIOR

TO THE FRONT

Offers block paved area offering off street parking leading to single garage and side access via gate leading to the rear garden.

TO THE REAR

Has a large over 100 ft enclosed rear garden with lapwood fenced borders having large timber decked area adjoining property the remainder is mainly laid to lawn with access onto storage attached to single garage.

Tenure: Freehold
Council Tax Band: B

- Fantastic 1930's 3 bedroom semi detached property
- Over 100ft enclosed rear garden!
- Ideal family or first time buyer home
- Modernised with contemporary decorations
- Off street parking
- Modern fitted kitchen
- Spacious lounge into dining room
- Single garage with attached storage
- Within easy reach to the M32/Easville Park and Bristol centre
- Internal viewing highly recommended,

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			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.