

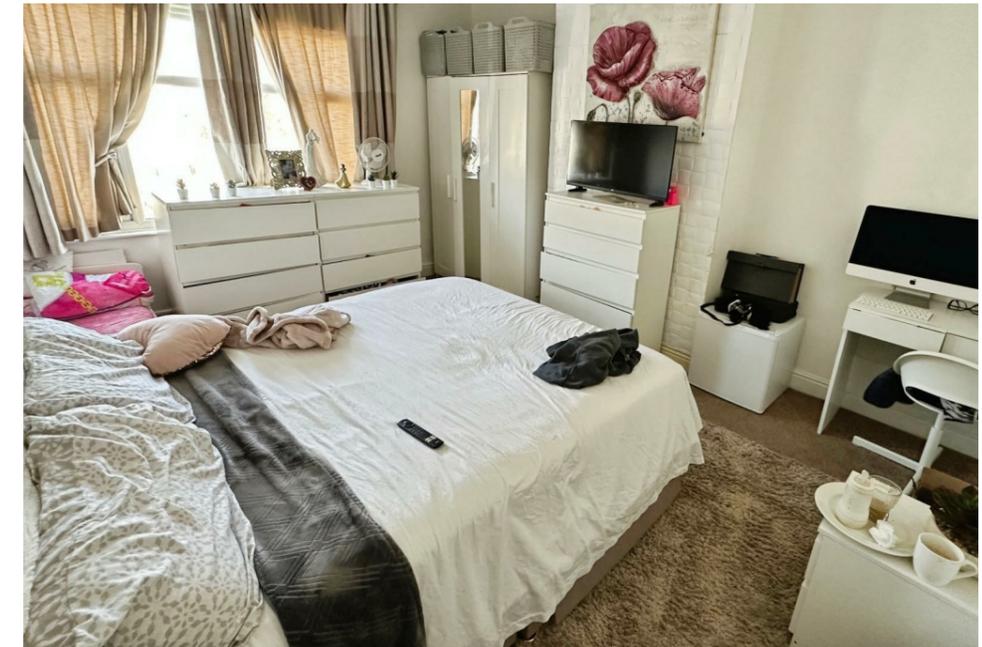


Cottrell Road,
Bristol,
BS5 6TJ

£320,000

3 1 2 C

Hunters are delighted to offer for sale this lovely 3 bedroom 1930's mid terrace property located in a popular cul-de-sac position with easy access to lovely walks in Eastville Park through to snuff mills and Stoke Park. The Eastgate Retail Park and fishponds Rd local amenities are within walking distance and excellent transport links to the M32/M4/M5 and Bristol city centre. This well spaced freehold property offered with no onward chain and would make either a great first time buyer or family home. On the ground floor there is a lounge, separate dining room and extended kitchen. To the first floor you will find 3 bedrooms and bathroom. The property further benefits from UPVC double glazed windows, gas central heating and a rear garden. Viewing Recommended.



Entrance

Via UPVC double glazed double doors into inner porch with original glass panelled door and ceramic tiles leading to ...

Hallway

Stairs to first floor, wood grain effect fitted laminate flooring, fitted radiator.

Lounge 14'3" x 13'8"

Dimension into bay. Double glazed bay window to front, fitted radiator, fitted wood grain effect laminate flooring.

Dining Room 11'5" x 10'8"

Double glazed window to rear, fitted radiator, space and area for table and chairs.

Kitchen Extension 15'5" x 9'1"

Double glazed window to rear and double glazed door to side leading to garden, fitted radiator, wall mounted gas combi boiler serving central heating and hot water. A good range of base and wall units with tiles and work tops incorporating a single bowl sink, plumbing for automatic washing machine, and dishwasher, space for cooker, space for American style fridge/freezer, slate tiled flooring.

First Floor Landing

Access to loft space which is fully boarded out and has integral loft ladder.

Bedroom 1 13'1" x 11'6"

Double glazed window to front, fitted radiator.

Bedroom 2 11'10" x 10'0"

Double glazed window to rear, fitted radiator, built in storage cupboards.

Bedroom 3 8'10" x 8'2"

Double glazed window to front, fitted radiator.

Bathroom

Opaque double glazed window to rear. A modern suite comprising of panelled bath with overhead shower, low level w.c. sink into storage unit, wall chrome effect heated towel radiator.

Exterior

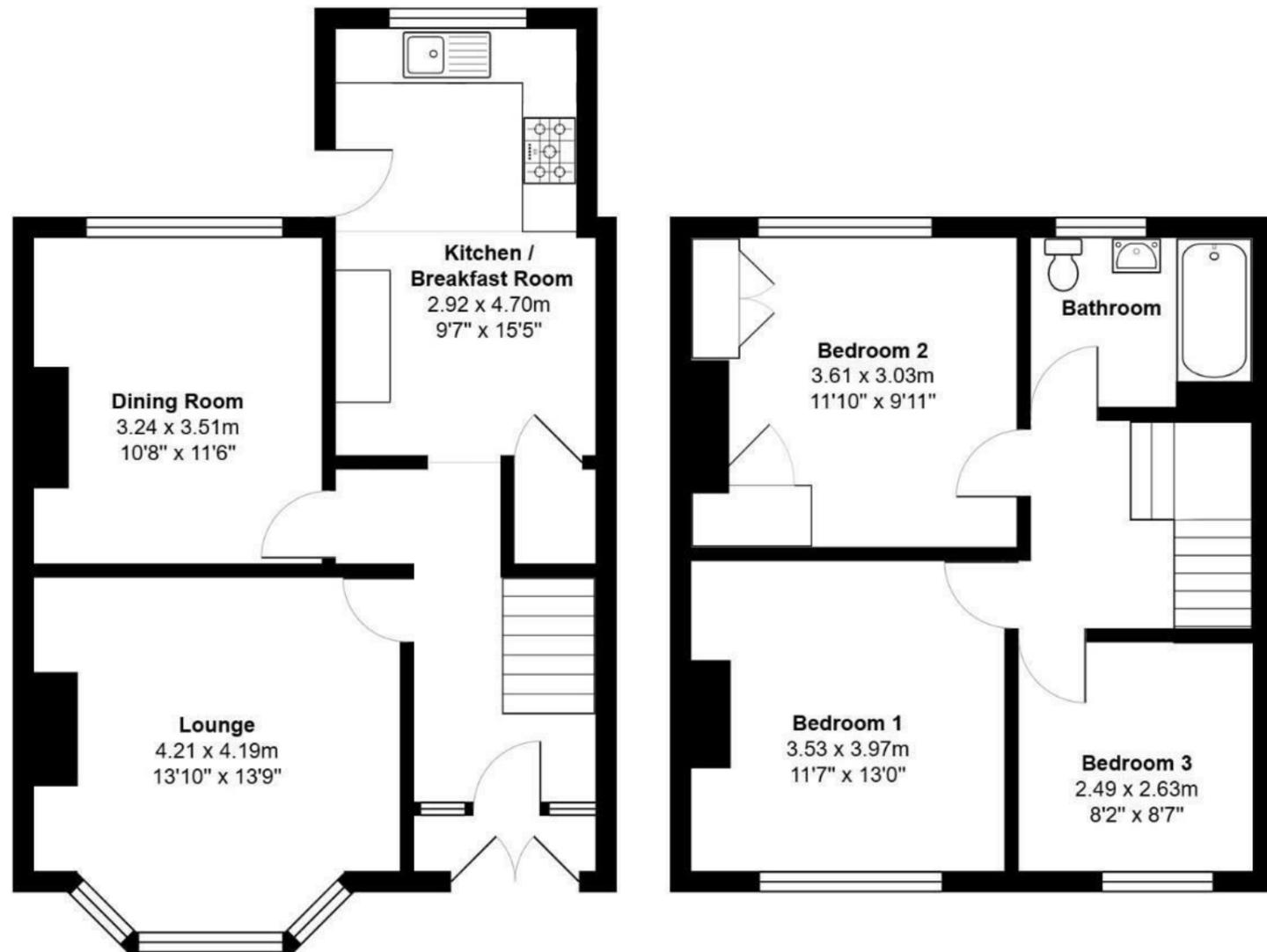
To the rear has an enclosed garden with lap wood fencing timber decking with the remainder laid to concrete. There is also a covered section ideal for storage and other various uses. Shared back entrance lane which has the potential for off street parking (subject to the necessary requirements) To the

front offers a modest maintenance free garden which is mainly laid to chippings via wrought iron gate leading onto pedestrian pathway to front door.

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



- 1930's mid terrace property
- 3 good size bedrooms
- Lounge and separate dining room
- Extended kitchen
- Enclosed rear garden
- First floor fitted bathroom
- No onward chain
- Ideal family or first time buyer
- Within easy reach to Bristol centre and M32
- Close to Eastville Park

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		
	73	82
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.