



30 Park Place

Eastville, Bristol, BS5 6RG

£375,000



Hunters are delighted to offer for sale this 1930's style semi detached property located in a nice no through road position. This property benefits from being offered with no chain and would suit a whole range of buyers. The position of this lovely home acquires good access into Bristol centre and the M32. Internally to the ground floor there is a spacious lounge, and a generous open plan kitchen/dining room. To the first floor there are 3 bedrooms and bathroom. Further benefits include, gas central heating, double glazed windows, a rear garden with side access and off street parking. Viewing recommended.



Entrance

Via panelled door with leaded glass stained picture windows above and to sides.

Hallway

Stairs to first floor, under stairs storage cupboards.

Lounge 13'4" x 12'2" (4.08m x 3.71m)

Dimension into bay and recess. UPVC double glazed bay window to front, fitted radiator, gas fire with wood mantel surround.

Open Plan Kitchen Diner 17'9" x 12'0" m (5.43m x 3.66 m)

Overall measurement. Two UPVC double glazed windows to rear with pleasant outlook onto rear garden, wall mounted gas combination boiler serving central heating and hot water, space and area for table and chairs. The kitchen comprises of modern fitted base and wall units with beach block effect working surfaces incorporating a single bowl sink, tiled splashback, plumbing for dishwasher and automatic washing machine, space for fridge freezer.

First Floor Landing

Access loft space.

Bedroom 1 11'10" x 11'1" (3.61m x 3.39m)

Double glazed window to front, fitted radiator, double fitted wardrobes either side of the chimney breast.

Bedroom 2 12'0" x 10'10" (3.68m x 3.32m)

Double glazed window to rear, fitted radiator.

Bedroom 3 9'11" x 6'4" (3.03m x 1.95m)

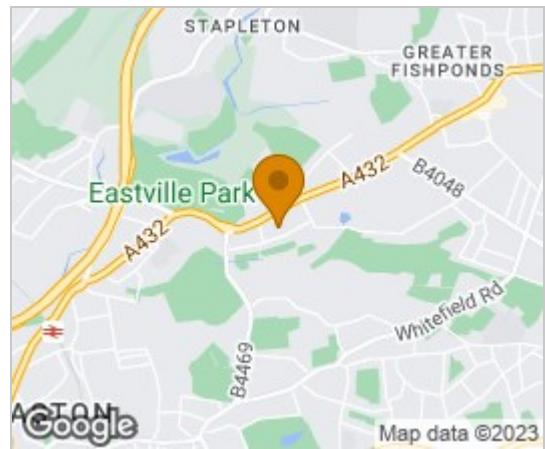
Bathroom

Opaque double glazed window to rear, panelled bath with overhead shower, pedestal wash hand basin and low level w.c.

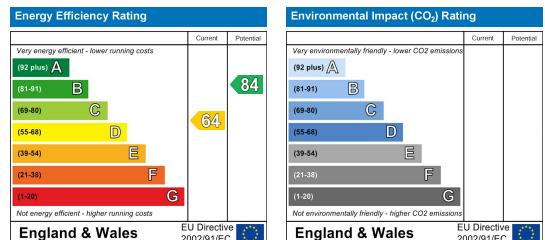
Garden

To the rear has a section laid to lawn with area laid to block paving with lap wood fenced borders, mature planting, side access leading front. To the front offers off street parking within a blocked paved area with side pedestrian access leading to the rear garden.

Area Map



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.