

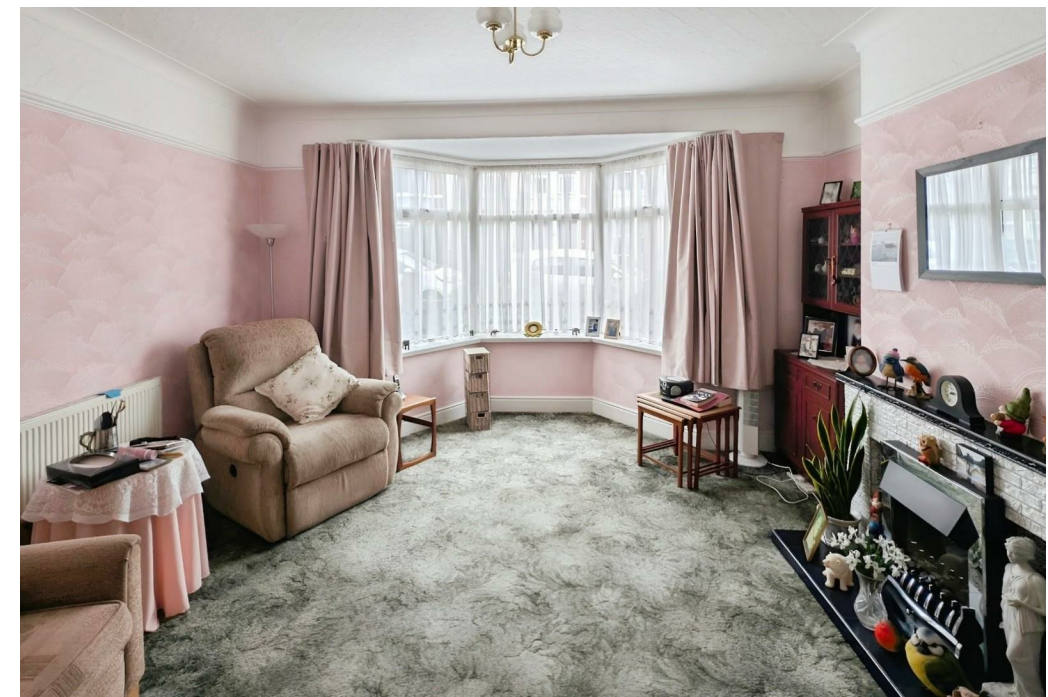


Cottrell Road,
Bristol,
BS5 6TN

£350,000

3 1 2 D

Hunters Estate Agents - Fishponds office are delighted to offer this traditional 1930s 3-bedroomed semi-detached house within a no-through road having extensive gardens extending over 80ft in length extending towards the River Frome. This spacious home, which features extended accommodation is ideally suited to professionals, DIY enthusiasts and young families seeking to improve and enhance this unique property. This well proportioned home features an impressive rear garden alongside a large detached garage/workshop. Hunters exclusive - Contact Fishponds office for Open House viewing.



Entrance

Via UPVC double glazed entrance door with stained and leaded glazed details into ...

Spacious Hall

Radiator, two wall light points, cupboard containing electric meters, staircase to first floor with useful recess beneath.

Dining/Second Sitting Room 11'10" x 10'9"

UPVC double glazed window with pleasant outlook onto the rear garden, built in gas fire (not tested), picture rail, radiator, wide opening into ...

Lounge 14'2" x 14'1"

Dimension maximum overall into UPVC double glazed bay window, feature tiled fireplace with an inset coal effect electric fire (not tested), radiator, picture rail.

Extended Kitchen/Breakfast Room 13'0" x 8'10"

Fitted with a range of hessian effect wall, floor and drawer storage cupboards with timber effect trim, rolled edged working surfaces, tiled floor, single drainer sink unit, radiator, breakfast bar, pine paneled ceiling, space for upright fridge/freezer, electric oven and washing machine, UPVC double glazed window and door giving an outlook and access onto the rear garden.

First Floor Landing

Two wall light points.

Bedroom 1 11'6" x 12'11"

Radiator, picture rail, UPVC double glazed window to front.

Bedroom 2 10'3" x 9'10"

UPVC double glazed window to rear with a lovely open outlook onto the rear garden and beyond towards the River Frome, radiator, picture rail, dimension minimum to exclude built in wardrobes (one housing a combination boiler serving central heating and hot water). (not tested).

Bedroom 3 8'3" x 8'3"

UPVC double glazed window to front, radiator.

Shower Room (former bathroom) 7'10" x 6'1"

Modern suite of vanity wash basin with cupboards/drawers beneath, low level w.c. and independent cubicle with a built in thermostatically controlled shower, splash back tiling, timber grain effect flooring, heated towel rail, UPVC double glazed and frosted window to rear.

Exterior

A shared driveway between numbers 83 and 81 Cottrell Road splits within the rear garden providing access to a detached garage/workshop 8.08m x 2.62m with electrically roller entrance door, dual aspect windows to side and rear, rear pedestrian door onto the rear garden, power and light.

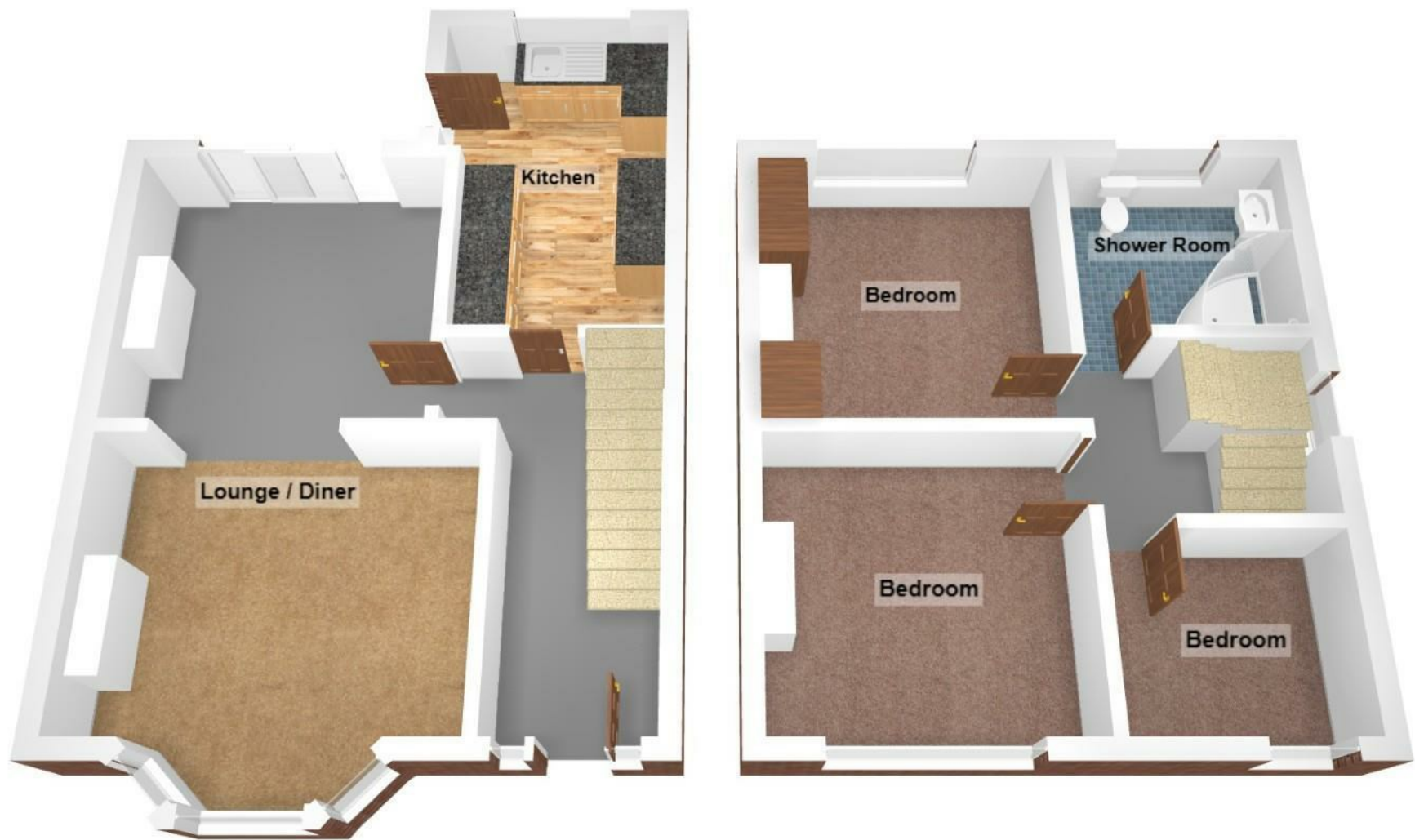
Garden

The extensive rear garden a particular feature of the sale extends over 80 feet in length providing level mature space with lawned areas extending onto an ornamental pond with fruit/vegetable plot at the far end. A wooden gate opens onto the River Frome river bank, paved patio, numerous flowering plants, shrubs and roses, extendable sun canopy over the rear doors to the dining room. Modest front garden.

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



- Traditional 1930's home within a no through road
- Extended accommodation to include a generous Kitchen/Breakfast room
- Superb 80ft rear garden extending onto the river bank
- Impressive Garage/Workshop
- Some modernisation and refurbishment required.
- Ideal Professionals, DIY enthusiast and growing families
- Offered with no chain - vacant
- Call Fishponds Office for OPEN HOUSE event viewing dates
- Seldom available with outstanding potential
- Hunters Exclusive - recommended viewing

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		
	63	77
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.