

Merrywood Road, , Bristol, BS3 1DX

- End Of Terrace
- Stunning Throughout
- Superb Location
- Open Plan Living
- Unique Home
- No Onward Chain
- Victorian Charm
- Charming Features
- Front Room With Wood Burning Stove
- Good Sized Garden

Offers In The Region Of £525,000



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DESCRIPTION

Hunters are thrilled to offer to the market this stunning two bedroom end of terrace home sitting a stones throw from the vibrant North Street. Offered for sale with no onward chain the property is sure to prove ideal for any first time buyers looking for a unique property in this superb location.

Internally the ground floor offers a cosy sitting room boasting a wood burning stove, whilst sitting to the rear is the stunning open plan kitchen/ dining space. Its been opened up to offer a great hosting space, complete with a freestanding island and skylights. There is access to the garden through french doors, finishing up the space is the neatly tucked away WC.

Upstairs there are two double bedrooms and four piece bathroom, complete with freestanding bath. Outside the rear garden is a good size, and offers a large patio with the remainder being laid with lawn its well stocked with established trees and is a lovely private space.

Merrywood Road sits in Southville just off North Street, an area popular with young professionals due to its variety of independent shops, bars & restaurants. Wapping Wharf & Central Bristol sit just a 10 minute walk away, whilst those requiring Temple Meads are in luck as this is just a 20 minute walk away.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - D - PLEASE SEE BELOW LINK FOR FULL EPC REPORT;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0679-2863-6171-9323-7815>

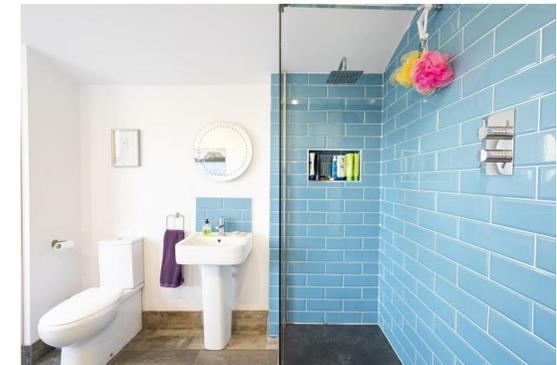
lounge
11'9" x 11'1"

open plan living/ diner
29'2" x 15'1"

bedroom one
15'1" x 10'9"

bedroom two
11'1" x 11'1"

bathroom
12'9" x 8'2"





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

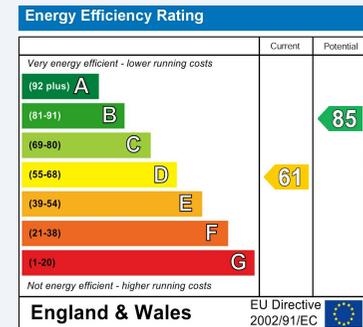
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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