



## Avebury Road, , Bristol, BS3 2QG

- No Onward Chain
- Single Garage
- Blank Canvass
- Superb Location
- Ideal For Families
- Large Garden
- Off Street Parking
- Rare Opportunity
- Tucked Away
- Open Plan Reception

**Offers In The Region Of £365,000**





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## DESCRIPTION

Hunters are pleased to offer for sale this three bedroom end of terrace home on Avebury Road, Ashton Vale. Offered in this superb location with no onward chain its sure to prove perfect for couple or family looking for a home that you can make your own and grow in to.

Internally the ground floor offers an open plan living/ dining room which affords an open view over the garden, which can be accessed by the french doors. The kitchen has been extended and is a great size. Upstairs there are two double bedrooms whilst the third fits a single bed, there is a three piece bathroom that is tiled throughout. The garden is a great space mostly laid with lawn but does offer a patio area, there is rear access via a private lane and single garage. To the front there is off street parking for one car and gated side access to the garden.

Ashton Vale sits just on the outskirts of Ashton, an area predominantly popular with families due to its proximity to local primary and secondary schools. There is a convenience store & bus stop just around the corner on Ashton Drive, the popular & vibrant North Street sits just under a miles walk away, as does the pretty Greville Smyth Park.

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/0672-3046-1202-8415-3200>

living room  
14'11" x 11'8"

dining room  
12'5" x 10'3"

kitchen  
19'4" x 8'4"

bedroom one  
14'4" x 7'8" (to wardrobe)

bedroom two  
10'1" x 12'0" (to wardrobe)

bedroom three  
8'7" x 7'8"

bathroom  
5'8" x 5'8"











TOTAL FLOOR AREA - 962 sq.ft. (89.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Metropax 62025

### Viewings

Please contact [bedminster@hunters.com](mailto: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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.