



## Cotswold Road, Bristol

- No Onward Chain
- Four Piece Bathroom
- Log Burner
- Downstairs WC
- 1.2 Miles To Temple Meads

- Two Double Bedrooms
- Rear Lane Access
- Utility Room
- 0.3 Miles To Victoria Park
- 0.5 Miles To North Street

**£460,000**



# Cotswold Road, Bristol

## DESCRIPTION

Hunters are thrilled to present for sale this substantial (circa 1000 sq ft) and versatile victorian home at the bottom of Cotswold Road, Windmill Hill. Being offered with no onward chain the property is sure to prove to a family or couple looking to make a house their own.

The internal accommodation downstairs offers an open plan and versatile space with two fireplaces, one of which being a wood burning stove. There is a handy 'sun room' whilst the kitchen is fitted with a modern set of units. There is a utility room to rear which also boasts a shower, and WC. Upstairs there are two double bedrooms and recently installed four piece bathroom to include a freestanding roll top bath, the one year old 'Valliant' combination boiler sits neatly in the cupboard. Outside, the rear garden is quite private and affords access via a private rear lane.

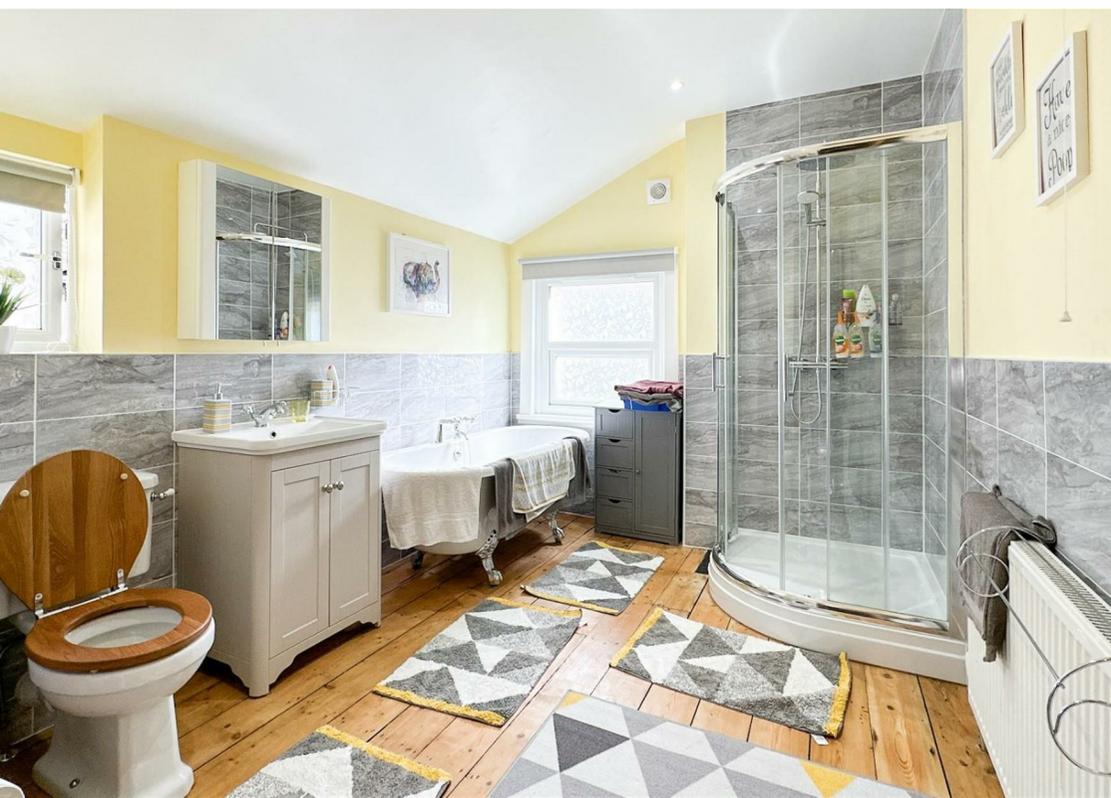
Cotswold Road sits at the bottom of Windmill Hill, an area predominantly popular with first time buyers and young families. This particular property sits within less than a half a mile radius to the pretty Victoria Park and is close to its primary school. Bedminster train station is located at the end of the road, with a 5 minute connection to Temple Meads. Windmill Hill City Farm is also a short walk. There are a range of amenities and conveniences on both St Johns Lane and East Street, the property is also a short walk from the bustling North Street and 15 minute walk to the harbourside.

TENURE  
Freehold

COUNCIL TAX BAND  
B

EPC BAND - D - Please see below link for EPC report;  
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2733-3020-4201-9072-6204>







TOTAL FLOOR AREA: 1009 sq. ft. (93.7 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and it is 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.  
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## Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ  
 Tel: 0117 953 5375 Email: [bedminster@hunters.com](mailto:bedminster@hunters.com) <https://www.hunters.com>



## 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.

# HUNTERS®

HERE TO GET *you* THERE