



## Tregarth Road, , Bristol, BS3 2QR

- Three Bedrooms
- Renovated
- Large Rear Garden
- 0.9 Miles To North Street
- 1.7 Miles To Wapping Wharf
- Extended Kitchen/ Diner
- Garage Via Private Lane
- Downstairs WC
- 0.9 Miles To Greville Smyth Park
- 2.5 Miles To Temple Meads Station

**£425,000**





# Tregarth Road, , Bristol, BS3 2QR - £425,000

## DESCRIPTION

Hunters are pleased to offer for sale this beautifully presented three bedroom home sitting on Tregarth Road, Ashton Vale. Having been extended by the present vendors the property is sure to prove ideal for any growing family looking for a turn key home is this superb spot.

Downstairs there is a front reception room, whilst the kitchen has been bought up to date with a contemporary suite. There is a downstairs WC tucked in the corner whilst there is a sizeable extension to the rear which boasts french doors to the garden and two skylights. Upstairs there are three bedrooms, two of which will fit double beds. The bathroom boasts a three piece suits with decorative tiling throughout. The rear garden offers a lovely patio space, with the remainder laid to lawn. There is a single garage which is accessible via a private lane, and secure side access which leads to the front, which offers off street parking for two cars.

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/0578-2804-7966-2200-3945>

living room  
12'7" x 12'5"

kitchen  
12'3" x 9'6"

dining room  
14'11" x 9'0"

bedroom one  
12'7" x 8'8"

bedroom two  
10'0" x 9'9"

bedroom three  
9'4" x 6'8"

bathroom  
6'0" x 5'7"

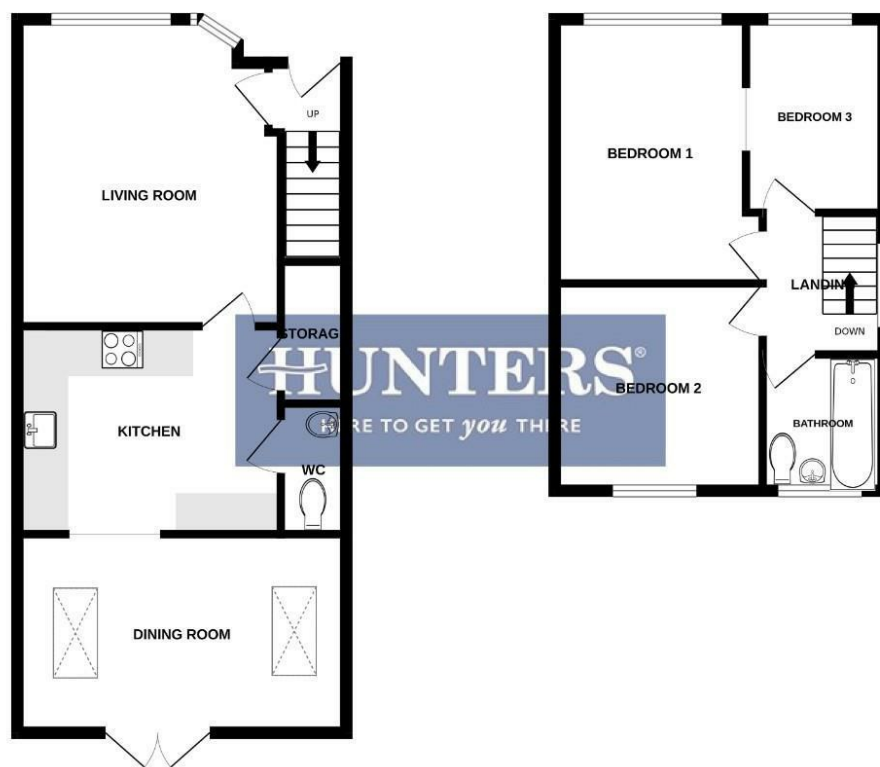






GROUND FLOOR

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](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.



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.

