

Deep Coombe Road, Bristol

- Semi Detached Home
- Lovely Condition
- Modern Kitchen
- 150 Yards From Luckwell Primary
- 400 Yards From North Street
- Off Street Parking
- Superb Location
- No Onward Chain
- 300 Yards From Gores Marsh Park
- 1.1 Mile To Wapping Wharf

Offers In Excess Of £475,000

Tenure: Freehold

HUNTERS®

HERE TO GET *you* THERE

Deep Combe Road, Bristol

DESCRIPTION

Hunters are pleased to present to the market this lovely light and airy semi detached home sitting on Deep Combe Road. Offered to the market in lovely condition throughout the property is sure to prove perfect for a family looking for a home in great condition in this superb location.

The ground floor offers a large living room boasting a dual aspect with doors opening to the sun room at the rear. The kitchen has been fitted with a modern set of units and is open to the dining space. Upstairs there are three bedrooms, two of which will fit double beds and the third being a perfect single or home office, the shower room offers a modern three piece suite.

Outside to the front there is off street parking for two cars and detached single garage, whilst the rear affords a lawned area laid with artificial grass and established raised bed to the border.

Deep Combe Road sits in the heart of Ashton, an area popular with families and first time buyers due to its proximity to schools and amenities. For those requiring school access Luckwell Primary sits just 150 yards away, Gores Marsh park just 300 yards away and the vibrant North street with all its bars, restaurants and shops just 400 yards away.

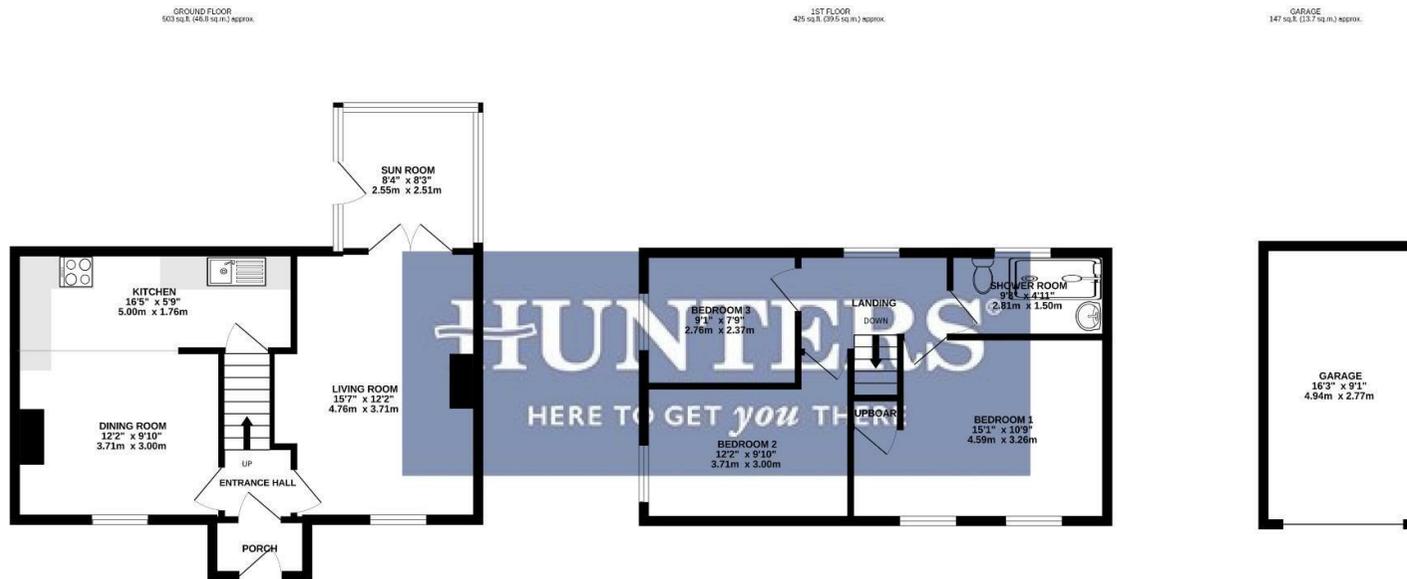
TENURE
Freehold

COUNCIL TAX BAND
C

EPC BAND - TBC



Council Tax:



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 sq.m.) approx.

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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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 <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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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

