



HUNTERS®
HERE TO GET *you* THERE

74 Gordon Road, Whitehall, Bristol, BS5 7DR

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Guide Price £275,000

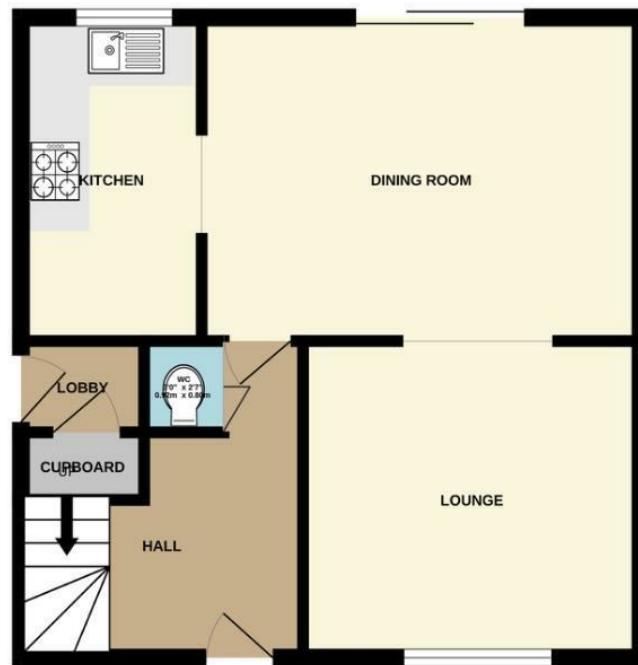
****EXCITING RENOVATION PROJECT!**** Chain Free and Ready for Improvements! This ex-rental needs a new kitchen & bathroom and cosmetic improvements to add value. The large West facing garden leads to a garage. The layout and space inside is great bringing in lots of natural light. Double glazing and gas central heating suggest the property is liveable during refurbishment. The location is ideal on the road running between Whitehall and Fishponds between two large parks. Please make contact to arrange a viewing.

- 82 Square Metres EPC D
- Chain Free
- Renovate to Add Value
- Great Location
- Between Two Large Parks
- Bright & Spacious
- Three Generous Bedrooms
- Single Garage
- Large West Facing Garden
- Lounge Diner with Patio Doors

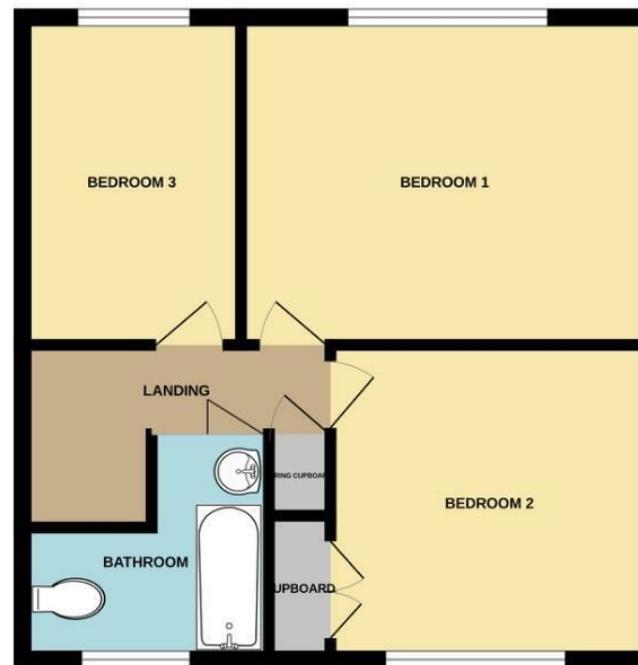
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GROUND FLOOR



1ST FLOOR



3 BED SEMI

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

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

FRONT DOOR

Front garden with step down to Upvc door opening into

ENTRANCE HALL

Square hallway with space for furniture, cupboard housing meters, radiator, stairs to the left leading to first floor, folding door into

CLOAKROOM

WC

LOUNGE

10'10" x 10'5"

Window to front, radiator, glass internal window borrowing light from hallway, archway into

DINER

14'3" x 10'7"

Double glazed patio doors to rear garden, radiator, fireplace, opening into

KITCHEN

10'5" x 5'8"

New kitchen needed. Broken wall and base units with leaking sink, fitted double oven and gas hob, space for washing machine, dishwasher and stand alone fridge freezer, window to rear, step down into

LOBBY

Tiled flooring, door to rear garden, door to under stairs storage cupboard

STAIRS

Leading to first floor landing with window to side, loft access and built in storage cupboard, doors to

BATHROOM

7'6" x 6'10" into wc

Three piece grey suite that needs replacing, window to rear, radiator

BEDROOM ONE

12'2" x 10'8"

Window to rear, built in storage cupboard, radiator

BEDROOM TWO

10'4" x 10'1"

Window to front, radiator, built in wardrobe housing boiler

BEDROOM THREE

10'8" x 7'0"

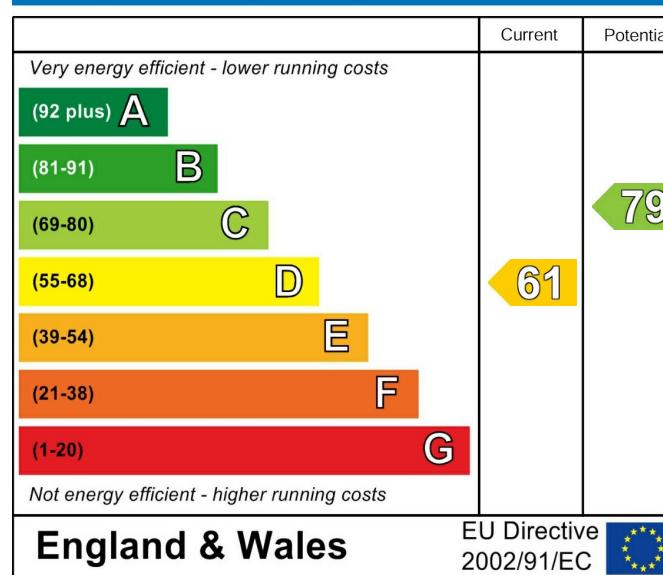
Window to rear, radiator

GARDEN

West Facing garden with large tree over, mainly laid with hard standing, step up to patio doors, gated hared driveway (with neighbour) access to

GARAGE

Single garage with up and over door in a shared block with the neighbour

Energy Efficiency Rating

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. 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.



