



HUNTERS®
HERE TO GET *you* THERE

4 Wood Street, Bristol, BS5 6JA

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£300,000

Fancy Finishing a Project? Here we have a refurbishment that needs someone handy to arrive and finish the job. The pros are the location, property and garden (South West facing) size and the work that's already been done including plastering and new boiler. The cons are that the house needs new flooring, radiators and skirting to be added along with some other jobs and this will make a great purchase worth more in the future. All this is chain free and sitting in quiet street behind the cool amenities on St Marks Road along with fantastic transport links and community vibe. Please make contact to have a look inside.

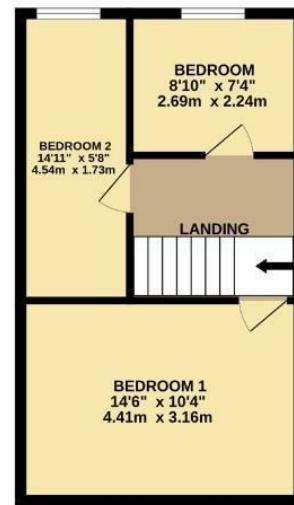
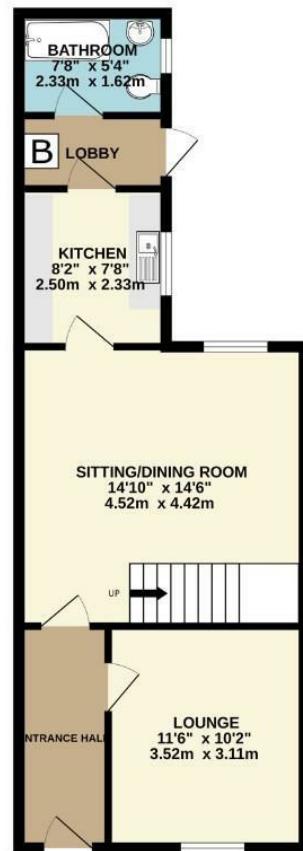
- Unfinished Project
- Attractive Period Building
- South West Facing Generous Garden
- Two Reception Rooms
- Three Good Size Bedrooms
- Chain Free in a Lovely Street
- Tons of Potential to Add Value
- Local Independent Eateries Close By
- Train Station Round the Corner
- New Boiler

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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



3 BED MID TERRACE
TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, dimensions, 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		84
(69-80) C	70	
(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

Paved front garden with space for bins, bikes and plant pots. Wood door opening into...

Entrance Hall

Wall mounted meters, radiator, carpet running through to reception rooms, doors into...

Lounge

11'6" x 10'2"

Double glazed window to front

Dining Room

14'9" x 14'6" max under stairs

Double glazed window to rear, stairs leading to first floor, doorway into...

Kitchen

8'2" x 7'8"

Wall and base units with work surface over, sink and drainer, space for oven and washing machine, double glazed window to side, doorway into

Lobby

Wall mounted Worcester combination boiler for heating, door to rear garden and door into....

Bathroom

7'8" x 5'4"

Obscure glazed window to side, three piece white suite comprising wc, wash hand basin, bath with shower over, part tiled walls

Stairs

Leading to first floor landing with doors to...

Bedroom One

14'7" x 10'4"

Double glazed window to front

Bedroom Two

14'11" x 5'9"

Double glazed window to rear, loft access

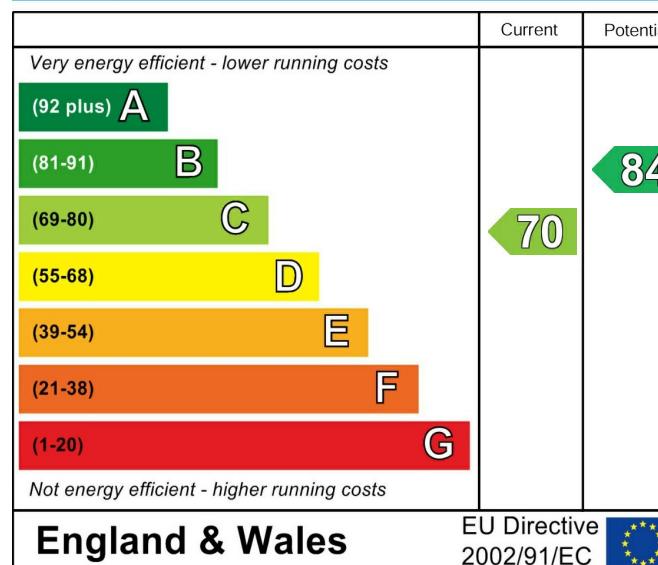
Bedroom Three

8'8" x 7'3"

Double glazed window to rear, wood shelving

Garden

South West Facing. Hard standing beside the house leading to raised stone area with shelter store and mature tree

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.









