



**HUNTERS®**  
HERE TO GET *you* THERE

1 Camelford Road, Greenbank, Bristol, BS5 6HW

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£400,000

**\*\*In the Right Spot, Chain Free & Full of Character\*\*** Generous room sizes and lots of natural light in here including a partially converted loft space. Sitting at the end of a pretty period terrace in Greenbank, steps away from the green cemetery space. Local independent eateries nearby along with great transport links to Central Bristol and beyond. Internally boasting period features including coving, ceiling rose, stained glass, wood flooring and fireplaces. Two large reception rooms leading to a handy lean to opening on to the garden beside the kitchen. Upstairs provides three double bedrooms, bathroom and access to the loft space. Please come along and have a look inside and appreciate the quiet location.

- Chain Free in a Lovely Road!
- Ready to Move Into
- 82 Square Meters - EPC D
- Grand Spacious Double Bay Period Home
- Prime Greenbank Location
- Cemetery at the End of the Road
- Loft Converted with Wood Flooring & Windows
- Three Double Bedrooms
- First Floor Bathroom
- Period Character including Wood Flooring & Fireplaces

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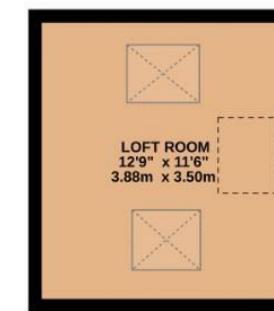
GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR  
146 sq.ft. (13.6 sq.m.) approx.



### 3 BED TERRACE

TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

## Front Door

Red door with stained glass opening into internal porch with original tiled flooring, door into...

## Entrance Hall

Original wood flooring flowing into reception rooms. radiator, dado rail, under stairs storage space, stairs to first floor and doors into

## Lounge

12'3" x 11'4"

Double glazed bay window to front, lovely original coving and ceiling rose, cast iron fireplace with wood mantel piece and hearth, radiator

## Dining Room

11'2" x 10'3"

Double doors into lean to, radiator, cast iron fireplace with tiled hearth, dado rail

## Kitchen

12'3" x 9'1"

Wall and base units with work surface over, tiled splash backs, sink and drainer, space for washing machine and fridge freezer, fitted oven, double glazed window to rear and side, door into...

## Lean To

3'04" x 2'08"

Handy sun room beside the house making an ideal work/laundry space with fitted bench, tiled flooring, glass roof, windows to side and double doors to garden

## Stairs

Leading to first floor landing with storage space and shelving, loft hatch and doors to...

## Bedroom One

11'3" x 10'3"

Double glazed bay window to front, cast iron fireplace, radiator

## Bedroom Two

11'3" x 10'0"

Double glazed window to rear, fitted cupboards to alcoves, radiator

## Bedroom Three

10' x 9'1"

Double bedroom. Double glazed window to rear, radiator

## Bathroom

7'5" x 5'9"

Three piece white suit comprising wc, wash hand basin, bath with shower over, tiled splash backs, radiator, wood panelling to walls, window to front

## Loft Space

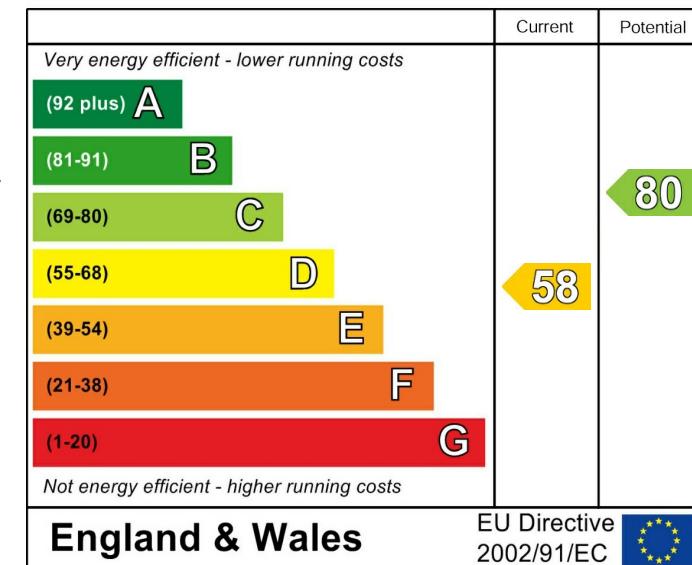
12'5" x 11'5"

Access via a drop down hatch with attached ladder, wood flooring, shelving and two large Velux windows (potential to add staircase to create a useable room)

## Garden

Low maintenance garden with patio seating area and bike shelter

## Energy Efficiency Rating



England & Wales



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.



