

# HUNTERS®

## EXCLUSIVE

11 Hampstead Road, Bristol, BS4 3HL

Offers In The Region Of £450,000

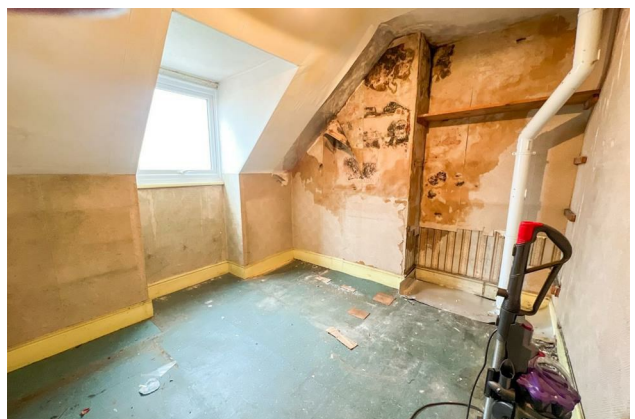
Property Images



# HUNTERS<sup>®</sup>

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### Property Images



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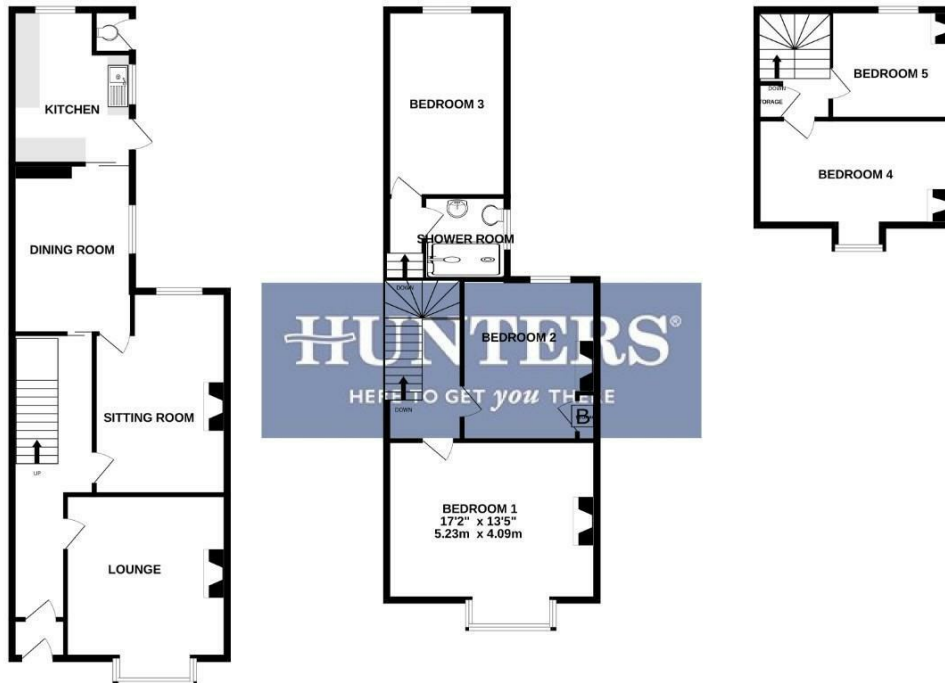
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GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR  
676 sq.ft. (62.6 sq.m.) approx.

2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 1714 sq.ft. (159.3 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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### EPC

| 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<br>2002/91/EC |           |

### Map



### Details

Type: House - Mid Terrace Beds: 5 Bathrooms: 1 Receptions: 3 Tenure: Freehold

## Summary

**\*\* NO ONWARD CHAIN\*\* INVESTMENT OPPORTUNITY\*\*FAMILY HOME\*\***

In need of full renovation, a five bedroom mid terrace Victorian home on Hampstead road in Brislington.

Hunters BS4 are delighted to bring to the market this five bedroom , mid terrace, victorian home on Hampstead Road in Brislington close to Arnos Vale Park, Sandy park road for its shops, and eateries and within walking distance of Bristol Temple Meads The property is in need of a full renovation but has ample of space and potential for home owners and investors alike. With its large garden and set over three storeys this is one not to be missed.

The property itself comprises of and entrance vestibule, entrance hall, lounge, sitting room, dining room and kitchen to the ground floor. On the 1st floor you will find three double bedrooms and shower room. On the 2nd floor is a further two bedrooms. Further benefits include gas central heating via a combination boiler , a large rear back garden and a garage. Further more the property is offered with No Onward Chain. To arrange your internal viewing call us today on 0117 9723948

## Features

- Investment Opportunity or Family Home • Five Bedrooms • Three Receptions • Great Location • Gas Central Heating • large Rear Garden • Garage • Close to Temple Meads • Council Tax Band D • EPC - E