



HUNTERS[®]
HERE TO GET *you* THERE

34 Talbot Road, Bristol, BS4 2NN

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Offers In The Region Of £350,000

No Onward Chain and Situated on the charming Talbot Road in Bristol, this delightful mid-terrace house presents an excellent opportunity for both families and first-time buyers. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, making it an ideal home for those seeking comfort and style.

The house features a conveniently located bathroom, ensuring practicality for everyday living. One of the standout attributes of this property is the off-street parking, providing a rare advantage in this bustling area. Additionally, the rear garden offers a private outdoor space, perfect for gardening enthusiasts or for children to play safely.

With no onward chain, this property is ready for you to move in without delay, allowing for a smooth transition into your new home. Talbot Road is well-connected, offering easy access to local amenities, schools, and transport links, making it a desirable location for modern living.

This charming home combines convenience with comfort, making it a must-see for anyone looking to settle in Bristol. Don't miss the chance to make this lovely property your own. Call Hunters today on 0117 9723948 to arrange your internal viewing

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GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

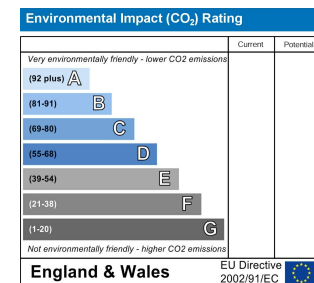
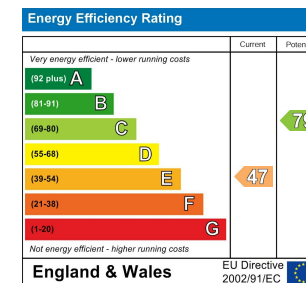


1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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.
Made with Metorex C2025



Porch

Entrance door to front elevation.

Entrance Hall

Door to front elevation, Doors to rooms, Stairs to first floor.

Reception Room One

Double glazed bay window to front elevation, Chimney breast, Radiator.

Reception Room Two

Double glazed window to rear elevation, Chimney breast. Inbuilt storage cupboard, Under stairs storage cupboards, Radiator.

Kitchen

Single glazed window to side elevation, Wall and base units with work surfaces above, Sink drainer, Oven with gas hob, Washing machine, Door to lobby, Vinyl floor.

Lobby

Door to Garden, Door to W/C, Vinyl flooring.

W/C

Single glazed windows to side elevation, Low level W/C, Wash hand basin, Water tank, Vinyl flooring.

Landing

Skylight, Doors to rooms, Carpet.

Bedroom One

Double glazed window to front elevation, Radiator, Carpet.

Bedroom Two

Double glazed window to rear elevation, Chimney breast, Fitted wardrobe, Radiator, Carpet.

Bedroom Three

Double glazed window to front elevation, Chimney breast, Radiator, Carpet.

Bathroom

Double glazed window to rear elevation, Panelled bath, Low level W/C, Wash hand basin, Radiator, Vinyl flooring.

Rear Garden

Enclosed via brick walls and fencing, Laid to paving stones, Flower borders with bushes, shrubs and trees, Shed.

Off Street Parking

A rare find in this location, Off street parking available for at least one car situated to the front of the property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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. 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.





