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13 Trelawney Park, Bristol, BS4 4HD

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Asking Price £425,000

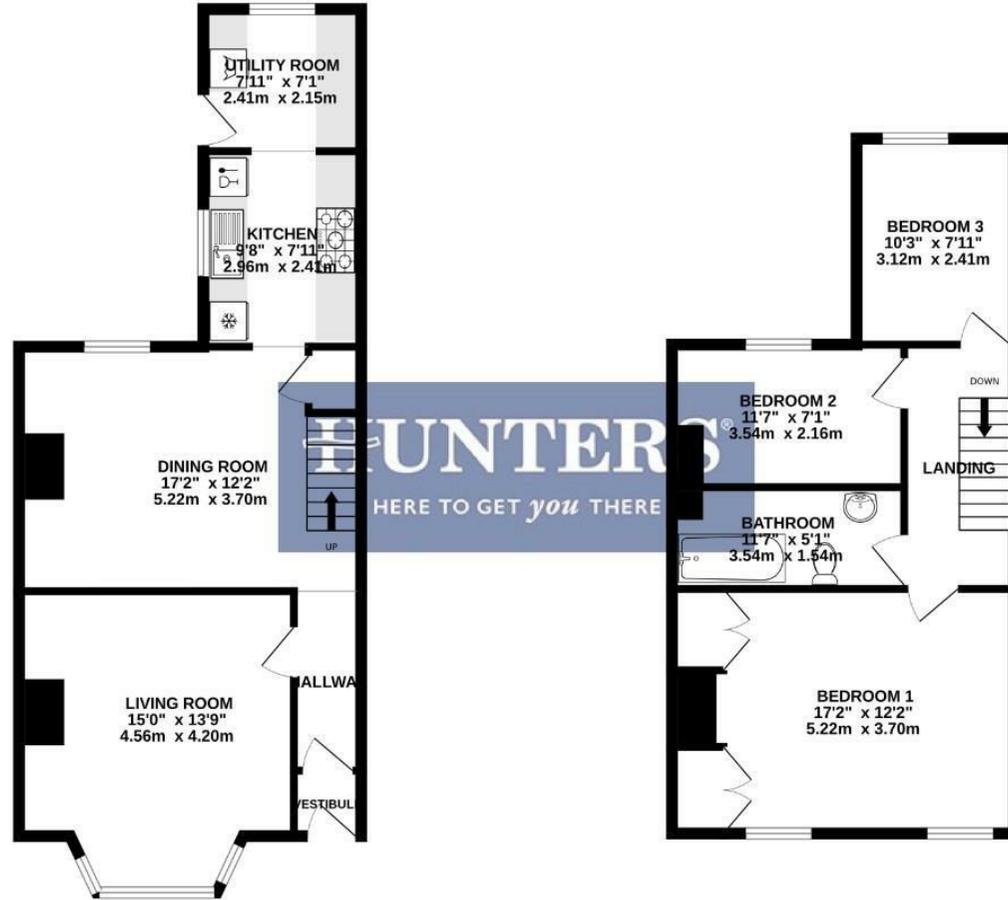
Hunters Estate Agents are thrilled to present to the open market this stunning example of a three bedroom, Victorian Terraced home situated on the ever popular Trelawney Park, Brislington. Sitting just a short walk to Sandy Park Road with its popular coffee shops and amenities, along with excellent transport links to the City Centre and Bath Road.

Internally this home is stunning throughout and comprises a vestibule, entrance hall, bay fronted living room, dining room, kitchen and utility area all to the ground floor. First floor provides three good sized bedrooms and the family three piece suite bathroom. Externally this home has a lawn to front and beautiful garden to rear. Further benefits include gas central heating and PVCu double glazing throughout. Call us now on 0117 9723948 to book a viewing!

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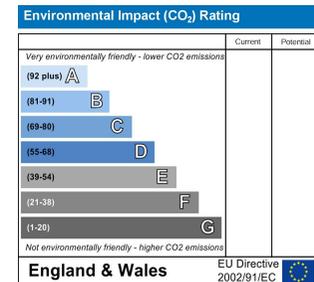
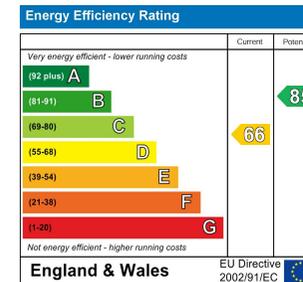
GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.

1ST FLOOR
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1040 sq.ft. (96.6 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.
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Vestibule

Wooden door to front entrance, door leading into entrance hall

Entrance Hall

Glazed wooden door, exposed wood flooring, radiator, door into living room, opening into dining room

Living Room

Bay fronted double glazing, exposed wood flooring, electric feature fireplace. radiator, chimney breast

Dining Room

Window to rear aspect, exposed wood flooring, radiator, stairs rising to first floor accommodation, chimney breast

Kitchen

Tiled flooring, range of matching wall and base units with solid wood worktops over, 1.5 sink with drainer and mixer tap, integrated dishwasher, integrated fridge/freezer, freestanding 5 ring burner and double oven with extractor over, tiled splashback, window to side aspect

Utility Room

Tiled flooring, window to rear aspect, kitchen units with space and plumbing for washing machine, door leading out to rear garden

First Floor

Landing

Carpet flooring, loft hatch, access to all first floor accommodation

Master Bedroom

2x PVCu double glazed windows to front aspect, chimney breast, integral wardrobes, radiator, spotlights, carpet flooring

Bedroom Two

Window to rear aspect, carpet flooring, radiator

Bedroom Three

Carpet flooring, window to rear aspect, radiator, cupboard housing Combi boiler

Bathroom

Three piece suite comprising L shaped bath with mains fed shower over, toilet, wash hand basin, towel radiator, tiled flooring and under floor heating, spotlights

Loft Space

Large loft space with some other houses on the street converting into bedrooms

Garden

Front - Stairs rising to main entrance, lawn area

Rear - Laid mainly to lawn with raised decking and patio area, enclosed with rear access

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.





