



Arthurwood Road, Bristol
BS13 9EZ

£230,000



3



1



3



C

HUNTERS[®]
HERE TO GET *you* THERE

Arthurswood Road, Bristol

DESCRIPTION

A fantastic opportunity to purchase this 3 bedroom mid terraced property situated on a quiet road in South Bristol with potential to improve. Comprising in brief a living room, kitchen, dining room, three bedrooms and shower room. Further benefits include off street parking, enclosed rear garden and no onward chain. Call today to view!



ROOMS

GROUND FLOOR

Hallway

Access to the property through the front door into the entrance hallway. Access to the kitchen and living room. Stairs leading from the ground floor to the first floor.

Living Room

11'08" x 13'04"

Leading from the hallway into the living room. Double glazed window to the front. Feature fireplace.

Kitchen

8'00" x 9'05"

Leading from the hallway into the kitchen. Mixture of wall and base units. Double glazed window to the rear. Access to the dining room.

Dining Room

9'00" x 9'06"

Leading from the kitchen into the dining room. Double glazed double doors to the rear garden.

FIRST FLOOR

Bathroom

Leading from the landing into the bathroom/shower room (which is currently a wet room). Low-level WC. Wash basin. Obscured double glazed window to the rear.

Bedroom 2

11'04" x 9'04"

Leading from the landing into bedroom two. Double glazed window to the rear.

Bedroom 1

11'00" x 13'04"

Leading from the landing into bedroom one. Double glazed window to the front. Storage cupboard.

Bedroom 3

8'09" x 9'07"

Leading from the landing into bedroom three. Double glazed window to the front.

OUTSIDE

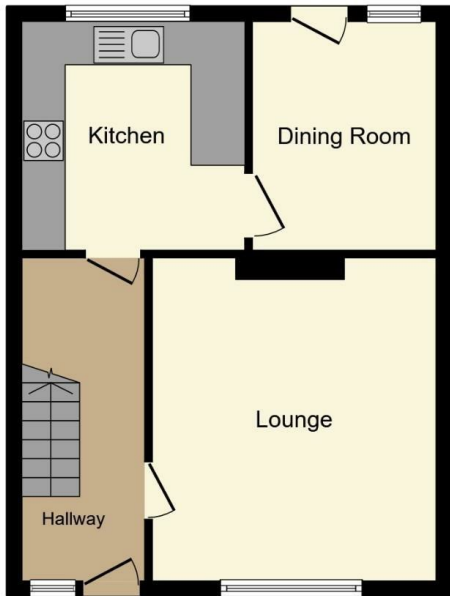
Front Garden

Access to the property via the driveway leading to the front door. Off street parking. Shared side alleyway with access to rear garden.

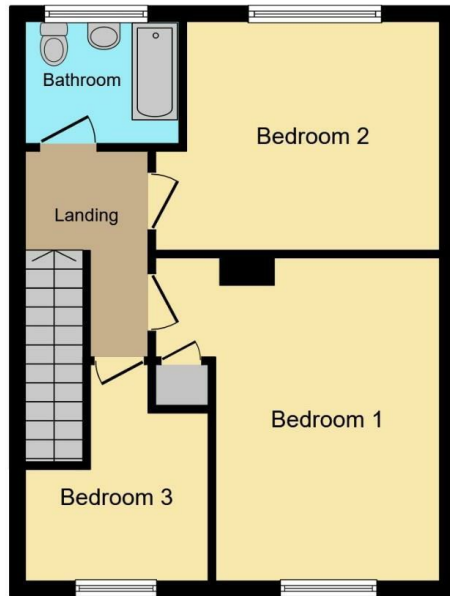
Rear Garden

Access to the rear garden via the kitchen or side alleyway. Patio area. Lawn area. Enclosed by walls and fences.





Ground Floor

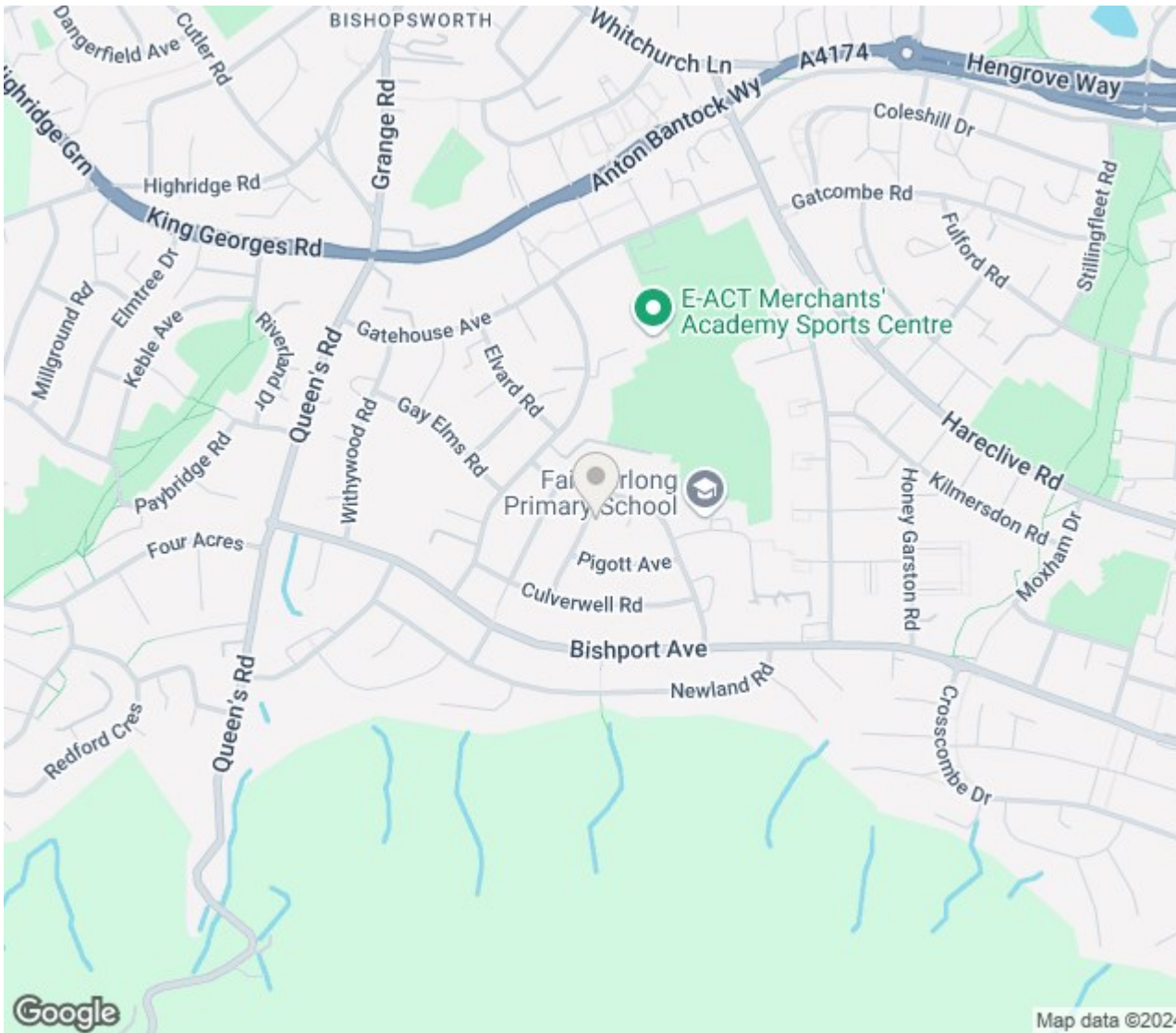


First Floor

Total floor area 88.5 m² (952 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Thinking of Selling?

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.

25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441 | bishopsworth@hunters.com





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.