



**Alexandra Road, Bristol**  
BS13 7DE

**Asking Price £350,000**

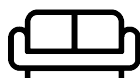
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# Alexandra Road, Bristol

## DESCRIPTION

Situated in the popular Uplands area being offered with no onward chain is this fantastic three bedroom home with great access into Bristol City Centre and fantastic transport links to Temple Meads Train Station and the M32 and M5. The house is also a short drive to Bristol International Airport.

The property comprises of a welcoming hallway, sitting room to the front, dining room and kitchen to the rear both with doors leading to the rear garden. The first floor has three double bedrooms and a shower room. Further benefits include a driveway, west facing garden to the rear, double glazed windows and NO ONWARD CHAIN.

Call today to arrange a viewing.



# ROOMS

## GROUND FLOOR

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

Living Room  
14'02" x 12'04"  
Leading from the hallway into the living. Double glazed bay window to the front. Fireplace.

Dining Room  
13'00" x 11'60"  
Leading from the hallway into dining room. Fireplace. Double doors opening to conservatory.

Kitchen  
9'01" x 8'01"  
Leading from the hallway into the kitchen. Double glazed window to the rear. Mixture of wall and base units. Space for washing machine, fridge and freezer. Built cooker, hob and extractor hood. Door to under stair storage and side porch

Side Porch  
Leading from the kitchen into the side porch. Door to rear garden. Storage cupboard.

## FIRST FLOOR

Bedroom Three  
8'8" x 8'0"  
Leading from the landing into bedroom three. Double glazed window to rear.

Bedroom Two  
12'9" x 10'6"  
Leading from the landing into bedroom three. Double glazed window to the rear. Built in wardrobes.

Bedroom One  
10'9" x 12'8"  
Leading from the landing into bedroom one. Double glazed window to the front. Storage cupboard.

Shower Room  
Leading from the landing into the shower room. Obscured double glazed window to the front. The shower room consists of a W/C, wash basin with vanity unit and shower.

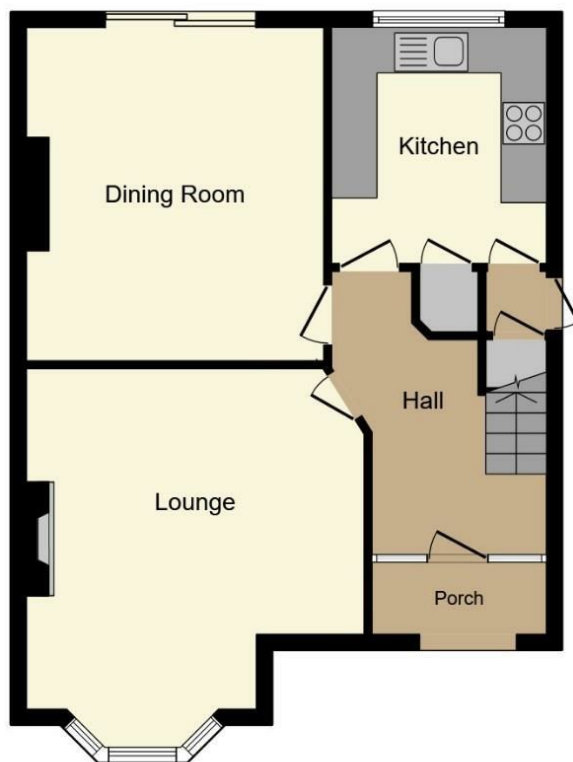
## OUTSIDE

Front Garden  
Access to the property via driveway leading to front door. Off street parking. Side access.

Rear Garden  
Access to rear garden via the side gate of the property. Patio and large lawn area.

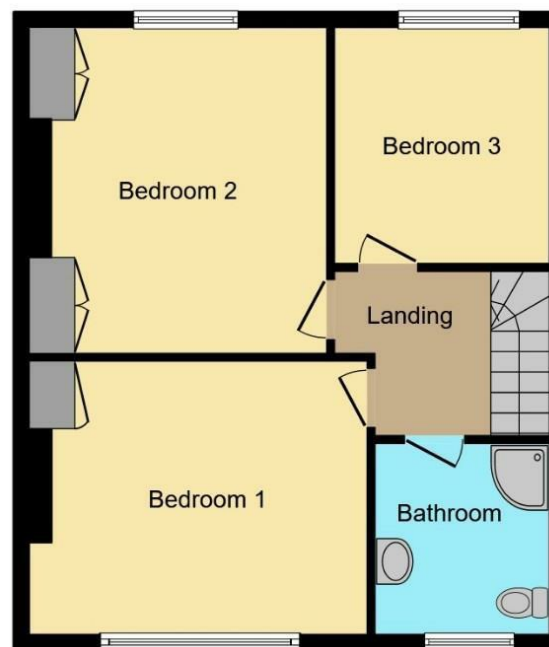






### Ground Floor

Floor area 58.5 sq.m. (629 sq.ft.)



### First Floor

Floor area 54.8 sq.m. (589 sq.ft.)

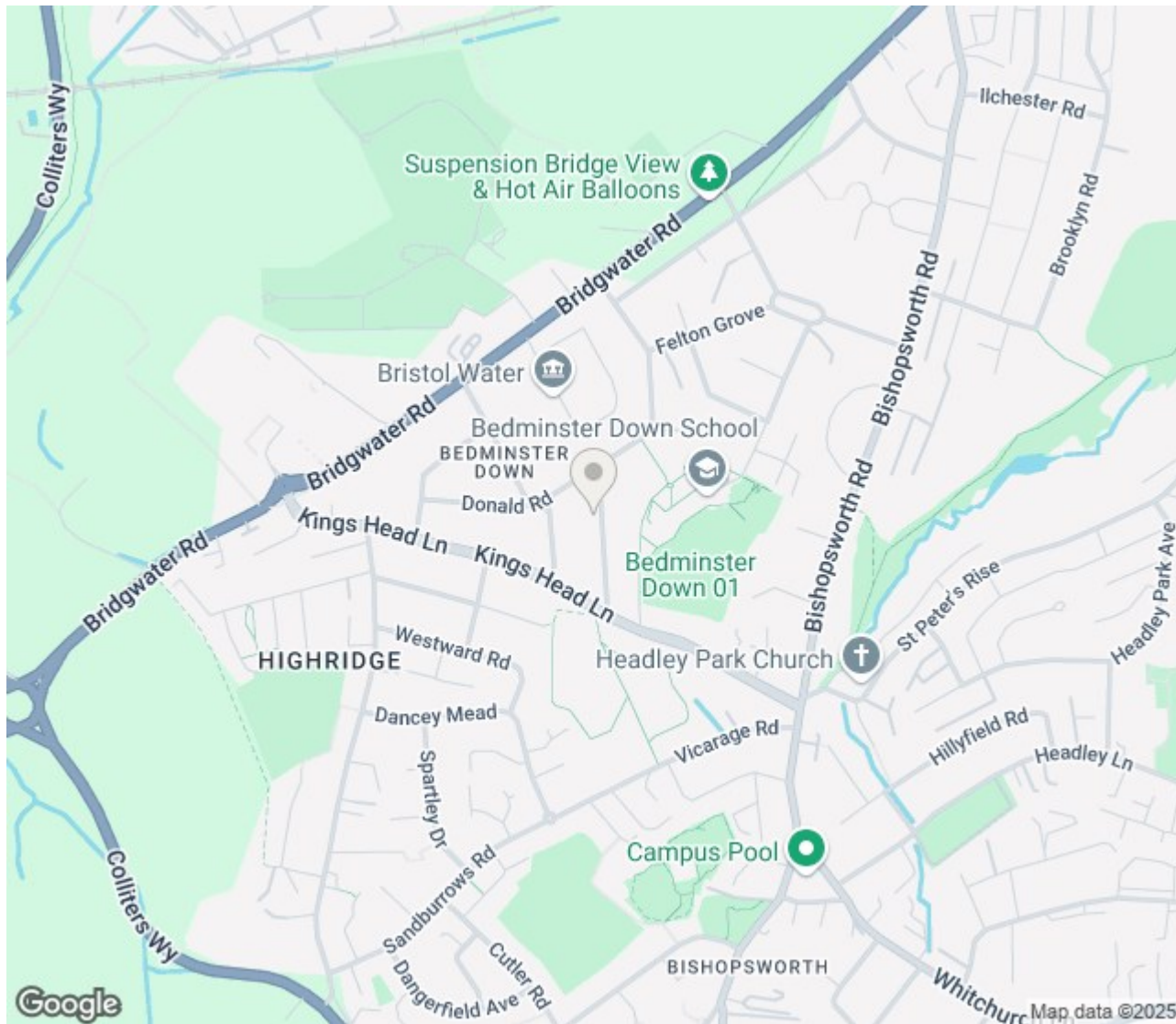
**TOTAL: 113.2 sq.m. (1,219 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)










## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</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 2002/91/EC 	

### 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](mailto:bishopsworth@hunters.com)**

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