



## 34 Boundary Road, Coalpit Heath, Bristol

- Detached Cottage
  - 5 Bedrooms
- Outbuilding Garage and Garden
  - No Upward Chain
- Dating back to the 1800's
  - 3 Receptions Rooms
- In Need of Full Renovation

**£450,000**



Nestled in the charming Boundary Road of Coalpit Heath, Bristol, lies a historic gem waiting to be restored to its former glory. This detached cottage, dating back to the 1800s, offers a unique opportunity for those with a vision for renovation.



As you step inside, you are greeted by three reception rooms, including a lounge with an open feature fireplace, two additional reception areas, and a kitchen on the ground floor. Ascend to the first floor to discover five bedrooms and a bathroom, providing ample space for a growing family or those in need of extra room.



Outside, an outbuilding and a prefab garage complement the property, offering convenient parking and storage solutions with front lawn and enjoy the fresh air.



This property, brimming with potential, is a rare find in today's market and is being offered with no upward chain, making it an even more enticing prospect for those eager to embark on a renovation project. Embrace the opportunity to breathe new life into this historical abode and create a home that truly reflects your unique style and preferences.



### Porch

Double glazed doors, glazed windows to both sides, further wooden door into

### Lounge

25'2" x 11'

Two glazed windows to the front with window seats, feature fireplace with open fire, feature beam ceiling, doors opening into

### Kitchen

25'2" x 8'3"

Two glazed windows to the rear, range of wall, drawer and base units, space for electric oven, stainless steel double bowl and double drainer sink unit with mixer tap, stairs to 1st floor, door opening into

### Dining Room

10'9" x 8'2"

Glazed window to the rear, further double doors opening to

### 3rd Reception Room

11'7" x 10'10"

Glazed window and door to the front.

### First Floor Landing

Glazed window to the rear, double airing cupboard with shelving and housing hot water tank, two loft hatches, doors into

### Bedroom One

11'4" x 10'6"

Glazed window to the front, two doors opening to both sides, built in wardrobes.

### Bedroom Two

11'11"-7'11" x 11' x 7'8"

Glazed window to the front.

### Bedroom Three

11' x 7'2"

Glazed window to the front.

### Bedroom Four

10'8" x 8'3"

Glazed window to the rear.

### Bedroom Five

9'9" x 8'2"

Glazed window to the rear.

### Bathroom

Glazed window to the front, coloured suite comprising tiled bath with electric shower over, pedestal wash hand sink, WC, part tiled walls.

### Outside

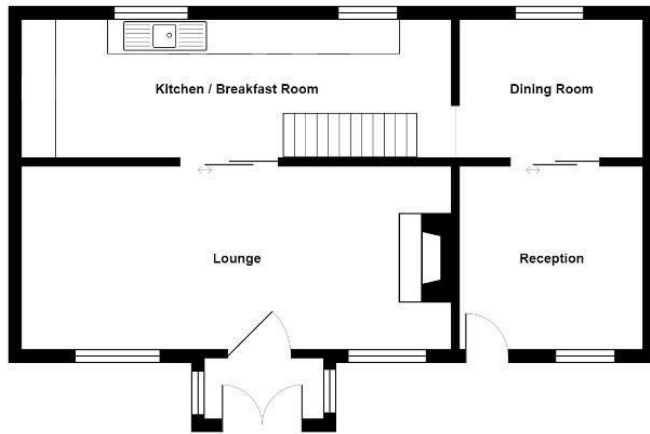
There is a wall front garden laid to lawn with mature tree and shrub boarder, outside tap, greenhouse, prefab single garage 17'3 x 7'10" and hardstanding off street parking for multiple vehicles, access to a cellar.

### Outbuilding

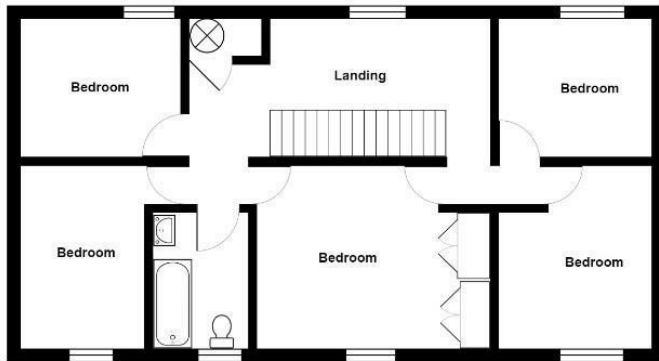
21'7" x 6'11" max

Two glazed windows and double door to the front, light and power. There is additional door to the front with WC.

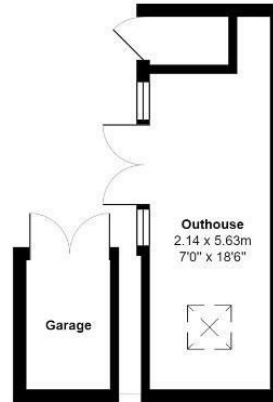




Area 67.8 m<sup>2</sup> ... 729 ft<sup>2</sup>



Area 66.2 m<sup>2</sup> ... 713 ft<sup>2</sup>



Area 19.4 m<sup>2</sup> ... 209 ft<sup>2</sup>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</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>	<b>1</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**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

## Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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