

10 Bell Road, Coalpit Heath, Bristol

- No Upward Chain
- 3 Double Bedrooms (potential to make a 4th)
 - Conservatory
- Family Bathroom with Separate Shower
- Garage & Parking
- Extended Semi Detached
 - Lounge/Diner
- Modern Fitted Kitchen
- Good Size Garden
- Viewing Advised

£375,000

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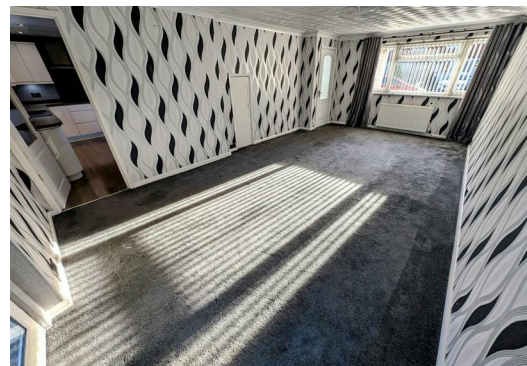
Nestled in the charming village of Coalpit Heath, Bristol, this delightful semi-detached house on Bell Road offers a perfect blend of comfort and potential. Spanning an impressive 1,416 square feet, this property is presented to the market with no upward chain, making it an ideal choice for those looking to move in without delay.

Upon entering, you are welcomed by an entrance porch and hallway that leads into a generous 22-foot lounge, perfect for both relaxation and entertaining. The property also boasts a bright conservatory, which provides a lovely space to enjoy the garden views throughout the seasons. The modern fitted kitchen is well-equipped, catering to all your culinary needs.

Currently configured as a three-bedroom home, there is ample opportunity to transform it into a four-bedroom residence, should you desire. The modern white bathroom features a standalone bath and a separate shower cubicle, offering a touch of luxury to your daily routine.

The enclosed private rear garden is a tranquil retreat, ideal for outdoor gatherings or simply unwinding after a long day. Additionally, the property benefits from enclosed parking at the front, along with an integrated larger-than-average single garage, providing convenience and security for your vehicles.

Situated in a sought-after village location, this home is conveniently close to local amenities, ensuring that everything you need is within easy reach. This property presents a wonderful opportunity for families or individuals seeking a spacious and adaptable home in a friendly community. Don't miss your chance to make this lovely house your new home.



Porch

Double glazed door with two double glazed windows to the front, tiled effect flooring, door into

Entrance Hallway

Stairs to first floor, radiator, door into

Lounge/Diner

22'2" x 13'3"

Double glazed window to the front, Tv point, two radiators, built in cupboard with light, French doors opening into conservatory, and further door into

Kitchen

14'5" x 8'2"

Double glazed window to the rear, range of wall and base units with work surface over, under lighting and kick board lighting, sink unit with mixer tap, built in double oven with electric hob with splash back and extractor hood, integrated appliances to include fridge/freezer and dishwasher, space for washing machine, ceiling spotlights, wood effect flooring.

Conservatory

14'8" x 11'6" max

Double glazed construction on dwarf wall with glass roof, wood effect flooring, two radiators, double glazed French doors opening to the garden.

First Floor Landing

Access to part board loft space, doors into

Bedroom One

22'5" x 9'11"

Double glazed window to the front, double glazed French doors with Juliette balcony to the rear, radiator.

Bedroom Two

13'2" max x 10'4"

Double glazed window to the front, built in wardrobe, radiator.

Bedroom Three

11'5" x 9'11"

Double glazed window to the rear, built in cupboard housing gas boiler, radiator.

Bathroom

8'1" x 5'11"

Double glazed window to the rear, white suite comprising stand alone bath with mixer tap and shower attachment, separate tiled shower cubicle, vanity wash hand basin, concealed cistern WC, heated towel rail, tiled walls, tiled effect flooring.

Outside

The walled front garden has been laid to block pavers with triple gated access, providing off street parking and leading to an integral garage.

The enclosed rear garden is laid to porcelain patio, raised lawn area, with pergola and summerhouse.

Garage

17'9" x 10' max

The single garage has up and over door, light, power and water.

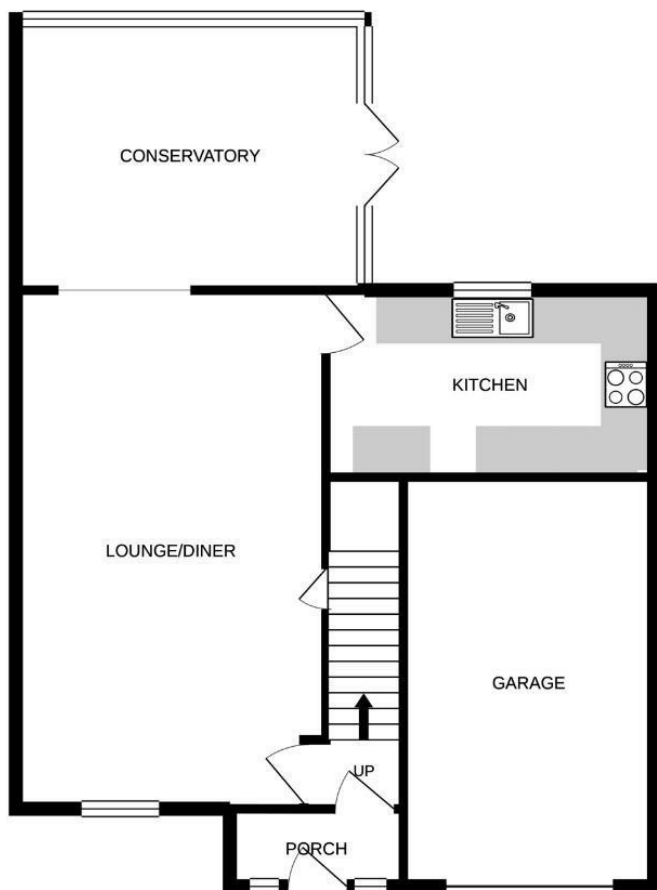
Agents Note

The property has a leased agreement for the Solar Panels.

AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

GROUND FLOOR
76.4 sq.m. (822 sq.ft.) approx.



1ST FLOOR
55.2 sq.m. (594 sq.ft.) approx.



TOTAL FLOOR AREA : 131.6 sq.m. (1416 sq.ft.) approx.
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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.



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) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(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.

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

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