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HERE TO GET *you* THERE

London Road, Bristol



# London Road, Bristol

Asking Price: £450,000

Located on the edge of Bridgegate and Warmley this four bedroom Victorian home offers plenty of scope for someone to make their mark and turn this house into their forever home. Offering easy access to Siston Common, perfect for those family strolls or taking the dog out for a walk, the property still resides within easy reach of the A4174 bypass with access to local shops, retail parks and an array of local pubs nearby. Transport routes means commuters can travel into Bristol as well as Keynsham, Bath or Chippenham.

Upon approach this impressive house certainly has kerb appeal. Once inside through the practical porch, you will find a welcoming entrance hall that allows access to the ground floor rooms. To the front is a lovely living room with curved bay window. There is also a family room, dining room and kitchen offering plenty of space for any growing family. On the upper floor you will find three double bedrooms and a further single bedroom as well as a family bathroom. The rear garden is generous in size and backs onto open fields behind. The front garden offers driveway parking for numerous vehicles.

## ENERGY PERFORMANCE CERTIFICATE

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

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## GROUND FLOOR

### PORCH

Door to front, tiled flooring, ceiling light and door leading to inner hall.

### ENTRANCE HALL

Tiled flooring, stairs rising to upper floor with open storage area under, ceiling light and radiator.

### LIVING ROOM

*4.24m (13' 11") x 4.19m (13' 9")*

Double glazed sash style bay window to front elevation, carpeted flooring, picture rails, fire with surround, ceiling light and radiator.

### FAMILY ROOM

*4.14m (13' 7") x 3.91m (12' 10")*

Double glazed sash style window to rear elevation, carpeted flooring, fire with surround, ceiling light and radiator.

### DINING ROOM

*2.97m (9' 9") x 2.97m (9' 9")*

Double glazed sash style window to side elevation, laminate flooring, picture rails, ceiling light and radiator.

### KITCHEN

*3.45m (11' 4") x 2.97m (9' 9")*

Kitchen offers a selection of wall and base units with wooden work surfaces, Belfast ceramic sink, Aga oven / heating, built-in oven and electric hob, cooker hood and space for washing machine. Other room features include double glazed doors to rear and side elevations, double glazed window to side elevation, laminate flooring and ceiling light.

## FIRST FLOOR

### LANDING

Doors to bedrooms, loft access, carpeted flooring, ceiling lights and radiator.

### BEDROOM ONE

*4.27m (14' 0") x 3.96m (13' 0")*

Double bedroom with double glazed sash style window to front elevation, exposed wooden floorboards, picture rails, ceiling light and radiator.

### BEDROOM TWO

*4.14m (13' 7") x 3.94m (12' 11")*

Double bedroom with double glazed sash style window overlooking the garden and views over fields behind, exposed wooden floorboards, ceiling light and radiator.

### BEDROOM THREE

*3.28m (10' 9") x 2.08m (6' 10")*

Double bedroom with double glazed sash style window to side elevation, picture rails, fireplace with surround, exposed wooden floorboards, ceiling light and radiator.

### BEDROOM FOUR

*3.15m (10' 4") x 1.52m (5' 0")*

Double glazed sash style window to front elevation, picture rails, exposed wooden floorboards, ceiling light and radiator.

### BATHROOM

*2.95m (9' 8") x 2.26m (7' 5")*

Opaque double glazed window to rear elevation, white suite comprising low level W.C, wash hand basin and corner shower cubicle, partially tiled walls, storage cupboard, spot lights and radiator.

## EXTERNAL

### REAR GARDEN

Great space to add your touch with pathway leading to the rear and enclosed by wood fence borders.

### FRONT GARDEN

Laid to stone chippings providing driveway parking for numerous vehicles, flowerbed borders with shrubs and plants, enclosed by low level wall borders.

### VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0117 932 5686

### OPENING HOURS:

Monday - Friday: 9am - 6pm

Saturday: 9am - 4pm

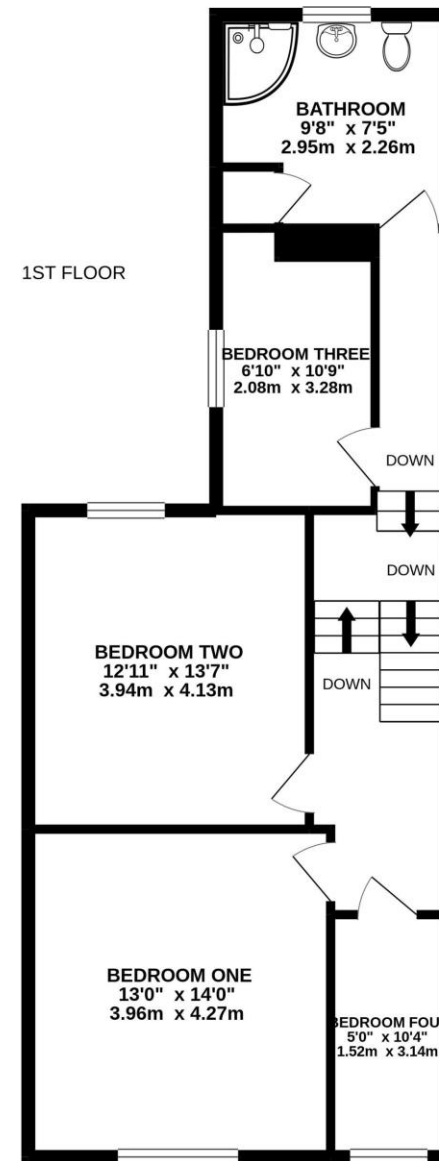
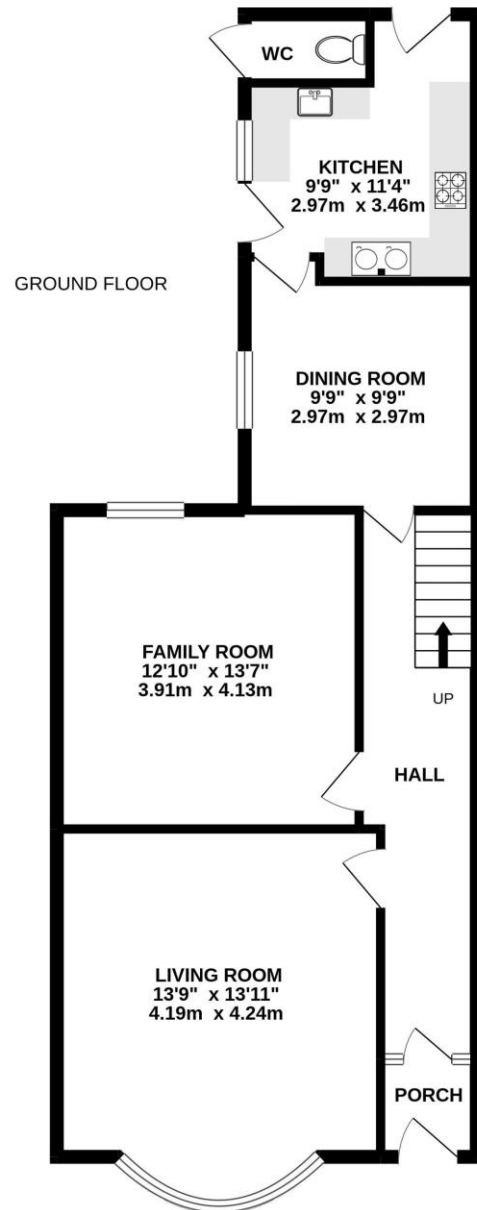
Sunday: Closed

### 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.

### DISCLAIMER

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.



















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