

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Minto Road

St Werburghs, Bristol, BS2 9YB

£325,000



Council Tax: B



# 6 Minto Road

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## DESCRIPTION

Offered for sale with no chain this attractive double bay fronted Victorian terrace located within the sought after area of St Werburghs. The property does require modernisation throughout however offers a huge amount of potential for a homeowner or investor to improve. The spacious living accommodation comprises in brief to the ground floor: entrance hallway, lounge with feature fireplace, 15ft open plan kitchen/diner and a wet room. To the first floor can be found 3 generous size bedrooms. The property further benefits from having double glazed windows, gas central heating and a courtyard style rear garden.

St Werburghs is a vibrant and diverse community with a small park, a good selection of pubs, numerous shops and even a city farm. It's proximity is only approximately 2 miles from the city centre and has excellent transport links onto motorway networks and local train station. The property offers good investment opportunity or someone willing to refurbish to make the house their own.

## ENTRANCE HALLWAY

Access via a hardwood glazed front door, with stained glass transom, radiator, electric meter cupboard, stairs rising to first floor, under stair storage cupboard, door leading through to lobby.

## LOUNGE

13' 9" (into bay) 9'5" (3.96m 2.74m (into bay) 2.87m )

UPVC double glazed bay window to front, coved ceiling, open feature fireplace with wood mantel surround, double radiator.

## KITCHEN/DINER

15'1" x 14'8" (4.60m x 4.47m)

UPVC double glazed window to rear, range of fitted wall and base units, space for cooker, laminate work top incorporating single stainless steel sink bowl unit, extractor fan hood, space for under counter fridge, space and plumbing for washing machine, door to lobby.

## LOBBY

Built in storage cupboard, UPVC double glazed door to garden, door wet room.

## WET ROOM

Opaque UPVC double glazed window to rear, water proof flooring, part tiled walls, close coupled W.C, pedestal wash hand basin, walk in shower enclosure, housing a mains controlled shower system,

## FIRST FLOOR ACCOMODATION

### LANDING

Doors leading to all bedrooms

### BEDROOM ONE

15'2" x14'2" (into bay) (4.62m x4.32m (into bay))

UPVC double glazed bay window to front, double radiator.

### BEDROOM TWO

13'10"x 7'10" (4.22mx 2.39m)

UPVC double glazed window to rear, coved ceiling, double radiator.

### BEDROOM THREE

11'2" x 6'7" (3.40m x 2.01m)

UPVC double glazed window to rear, double radiator. wall mounted Worcester combination boiler.



## OUTSIDE:

### REAR GARDEN

Courtyard style garden mainly laid to patio slabs, water tap, timber out building to include shed and Avery,

### FRONT GARDEN

Tile pathway to entrance,, tiled pathway to entrance, enclosed by boundary wall.



Road Map



Hybrid Map



Terrain Map



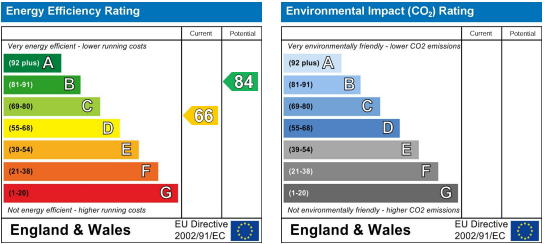
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.