



Millward Grove,  
Bristol,  
BS16 5AJ

£421,350

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Hunters are pleased to offer for sale this attractive traditional 1930's end terrace property located in a lovely cul-de-sac within close distance to both Fishponds and Staple Hill high street. Internally this property offers well presented accommodation suited to families or buyers looking for their 2nd home. The property briefly comprises to the ground floor, a front lounge, a separate dining room and modern fitted kitchen. To the 2nd floor there are 3 bedrooms and bathroom. Further benefits include, gas central heating, double glazed windows, a lovely rear garden, a single garage and front garden. Internal viewing recommended.



### Entrance

Double glazed double doors to porch, tiled floor, extra glazed pannelled door to ...

### Hallway

Stairs to first floor, under stairs storage, fitted radiator, wood grain effect fitted laminate flooring.

### Lounge/Dining Room 26'3"

Overall measurement.

### Lounge Room 13'5" x 12'0"

Dimension into bay and recess. UPVC double glazed bay window to front, fitted radiator, feature fireplace with wood mantle surround.

### Dining Room 12'6" x 11'6"

UPVC double glazed window to rear with pleasant outlook onto the rear garden, space and area for dining table and chairs, fitted radiator.

### Kitchen 16'6" x 6'11"

Extending width to 2.43m. Opaque double glazed window to side, UPVC double glazed window to rear with pleasant outlook onto the rear garden, double glazed door leading to garden. A modern Shaker style kitchen with a good range of fitted base and wall units with rolled top working surfaces incorporating a single bowl sink, gas point for cooker, space for fridge/freezer, plumbing for automatic washing machine and dishwasher, fitted radiator.

### First Floor Landing

Double glazed window to side, access to loft space.

### Bedroom 1 14'4" x 10'9"

Dimension into bay and recess. UPVC double glazed window to front, fitted radiator, decorative period style fireplace.

### Bedroom 2 12'2" x 11'10"

UPVC double glazed window to rear, fitted radiator, built in cupboard with extra fitted radiator.

### Bedroom 3 8'5" x 7'3"

UPVC double glazed window to front, fitted radiator.

### Bathroom

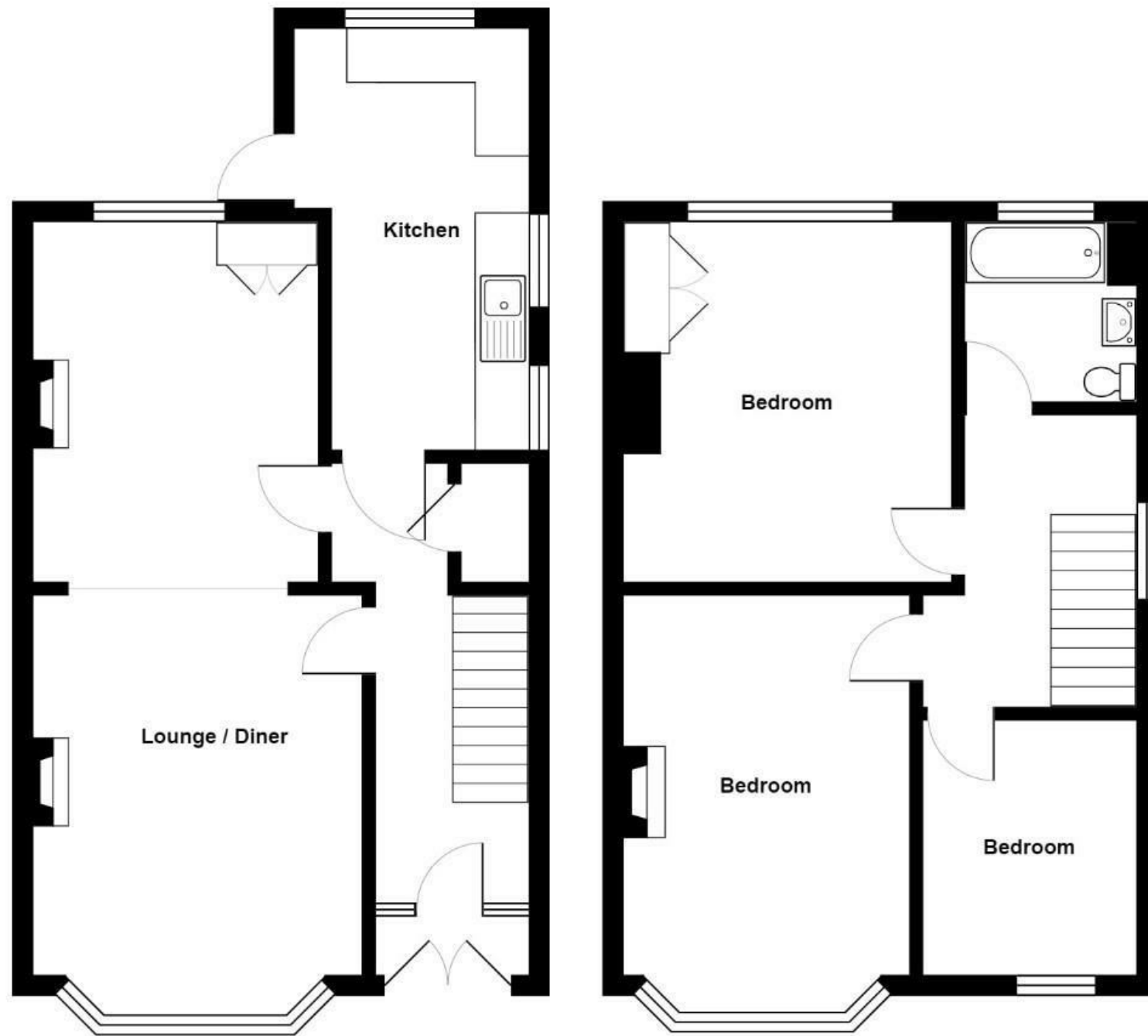
Opaque double glazed window to side, comprising of panelled bath with shower mixer taps, wall mounted wash hand basin, low level w.c.

### Exterior

To the rear has an attractive enclosed rear garden which is mainly laid to lawn with hedged borders with various attractive planting, side access gate. To the front offers mature and attractive planting.

### Single Garage 16'4" x 8'3"

Tenure: Freehold  
Council Tax Band: B



- 1930's bay fronted end of terrace
- 3 bedrooms
- Lounge and separate dining room
- Modern kitchen extension
- First floor bathroom
- Lovely enclosed rear garden
- Ideal family home
- Well presented and maintained
- Nice residential cul-de-sac
- Viewing recommended

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		84
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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.