



Queen Street,
Bristol,
BS15 8BA

£300,000



Hunters Estate Agents are delighted to offer this charming 2 bedroom period stone fronted cottage within a popular terrace with outstanding garden to the rear extending approximately 80ft in length. Ideally suited to first time buyers and professionals. This meticulously maintained and tastefully decorated home offers a high level of comfort and well proportioned accommodation throughout. On the first floor there are 2 double bedrooms. On the ground floor there is a hall, lounge, comprehensively fitted kitchen/dining room with built in appliances, rear lobby and luxury white bathroom suite. A particular feature of sale is the extensive landscaped rear garden the subject of considerable work by the present owners. Hunters Exclusive - recommended viewing.



GROUND FLOOR

Feature composite entrance door into..

HALL

Feature laminate wood grain effect floor, twin purpose built cupboards containing electric meter, radiator, feature period archway, staircase to first floor, concealed ceiling spotlights, period ceiling coving.

LOUNGE 13'6" x 10'3"

Maximum overall into an alcove beneath the staircase, additional cupboard built in, radiator, UPVC double glazed window to front, feature minster style fireplace with a built in real flame coal effect gas fire, 2 wall light points, period ceiling coving.

KITCHEN/DINING ROOM 13'4" x 11'1"

Comprehensively fitted with a range of timber grain fronted wall, floor and drawer storage cupboards to incorporate a Hotpoint double oven, inset glass top hob and extractor above, tiled floor, peninsula breakfast bar with China display wall units above, inset single drainer stainless steel sink unit, built in appliances to include an integrated washer dryer, up right fridge/freezer and dishwasher, radiator, attractive splash back tiling, UPVC double glazed window to rear with a lovely outlook onto the rear garden, door into..

REAR LOBBY

Tiled floor, UPVC double glazed door onto rear garden, door into..

BATHROOM 6'3" x 5'9"

Luxuriously appointed with a attractive white suite of paneled bath with built in thermostatically controlled shower and close coupled low level WC and vanity wash basin with twin cupboards beneath, fully tiled walls and floor, manrose extractor, UPVC double glazed and frosted window to exterior, radiator.

FIRST FLOOR LANDING

BEDROOM 1 13'6" x 6'11"

Recess with access to loft space, radiator, UPVC double glazed window to front.

BEDROOM 2 11'5" x 11'4"

Minimum to exclude one wall to wall fitted with bespoke built in wardrobes (one containing a Worcester combination gas fired boiler for domestic hot water and central heating) UPVC double glazed window to rear with a lovely elevated view onto the rear garden, radiator.

EXTERIOR

GARDEN

Arranged principally to the rear of the property the landscaped rear garden a particular feature of the sale extends approximately 70/80ft in length providing an initial Flagstone effect paved patio giving way to an informal lawn with flagstone pavers leading through the garden. On either side of the lawn there are well established borders and beds with imaginative planting to include established roses. At the far end of the rear garden there are young silver and copper birch trees alongside 2 raised railway sleeper edged vegetable fruit beds together with a timber garden shed. The rear garden stands within a combination of well maintained timber fenced boundaries and natural stone boundary wall. There is a curtesy gate between neighbours. Outside tap.

Tenure: Freehold
Council Tax Band: B



- A charming period 2 bedroom mid terraced cottage
- Hugely impressive landscaped rear garden extending over 70ft
- Tastefully presented and well proportioned accommodation
- Modernised and refurbished throughout to a high standard
- 2 bedrooms and luxury ground floor bathroom
- Living room and stylish open plan Kitchen/Breakfast room
- Ideal professionals and first time buyers
- Owners found - Keen to move!
- Garden lovers paradise
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.