



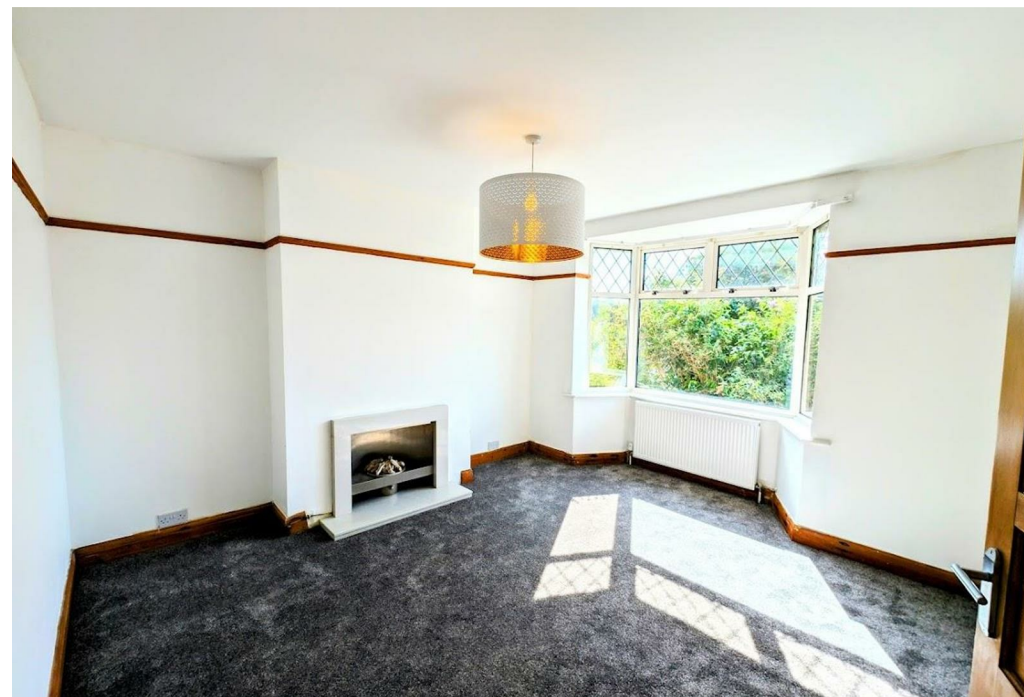


Welsford Road,  
Bristol,  
BS16 1BS

Offers In The Region  
Of £475,000

 3  1  2  C

Hunters Estate Agents - Fishponds office are delighted to offer this lovely 1930's extended 3 bedroom semi detached home with many original features and a generous ground floor extension to offer a dynamic open plan arranged Kitchen/Breakfast room into Dining room. A particular feature of this sale are the large mature gardens arranged to the front and rear of the property, complete with off street parking space and Garage. Ideally suited to growing families and professionals this property occupies an elevated position within a no through road with outstanding and far reaching views towards Eastville Park and Stapleton village church. Offered with no chain. The property is well placed for local schooling together with retail park shopping and good access to the City centre and nearby M32 connection. Hunters Exclusive - recommended viewing.





## Entrance

Georgian style UPVC double glazed entrance door to ...

## Hall

Feature engineered wood floor, staircase to first floor with useful shelved cupboard beneath, UPVC double glazed window to side, picture rail.

## Lounge 14'3" x 12'11"

Dimension maximum overall into a UPVC double glazed bay window, natural wood stripped skirting, picture rail, fireplace.

## Dining Room 12'4" x 11'4"

Feature engineered wood floor, tiled fireplace, wide opening into breakfast room L shaped.

## Kitchen 16'4" x 8'0"

Fitted with a comprehensive range of high gloss wall, floor and drawer storage cupboards with feature wood block working surfaces to incorporate a double oven, inset glass hob and corner carousel unit, china sink with mixer taps over, fitted extractor fan over hob position, gas combination boiler serving hot water and central heating, feature engineered wood floor, breakfast bar, space for dishwasher, space saving radiator, pull out waste disposal unit, UPVC double glazed door onto conservatory, double glazed windows to side and rear, wide opening into ...

## Breakfast Area 10'1" x 7'0"

Feature engineered wood floor, double glazed French doors onto garden, wide opening onto dining room.

## Conservatory 16'7" x 7'6"

Door to garden.

## First Floor Landing

Access to roof space, UPVC double glazed window to side.

## Bedroom 1 14'3" x 14'11"

Dimension maximum overall into a UPVC double glazed window, radiator, picture rail.

## Bedroom 2 12'4" x 11'8"

Radiator, picture rail, UPVC double glazed window to rear.

## Bedroom 3 7'11" x 7'6"

Picture rail, UPVC double glazed window, radiator.

## Bathroom 8'4" x 7'7"

## Exterior

Front Garden : The secluded front garden offers a gently sloping lawn with well established hedges, trees and shrubs within surrounding borders. Ornamental pond. A paved path offers a pedestrian gate opening onto a side service lane. Twin wrought iron gates open onto a HARDSTANDING suitable for 1 vehicle. This could be extended to form additional parking with the appropriate Local authority approval.

Rear Garden: The rear garden a particular feature of the sale offers an initial paved patio with steps leading onto 2 sections of level well tended lawn with mature shrubs, fruit trees and other planting. Timber steps lead to a section of timber decking. Beyond this area there is a DETACHED GARAGE (5.29m x 2.93m) with up and over door.

Solar Panels: Solar panels have installed to the property. More information to follow.

Tenure: Freehold  
Council Tax Band: D



- A lovely 1930's extended semi detached home
- Favoured Stapleton location
- Impressive large mature front and rear gardens
- Garage and off street parking
- Stylish Open plan arranged Kitchen/Breakfast room into Dining room
- No through road backing onto Collegiate School grounds
- Ideally suited growing families and professionals
- Elevated position with outstanding views
- Offered with no chain
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(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.