



Welsford Avenue,
Bristol,
BS16 1BW

£439,950

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Hunters Estate Agents - Fishponds Office are delighted to offer this desirable 3 bedroom 1930's end terrace home providing modernised and refurbished accommodation with a modern contemporary finish and lovely atmosphere. Extended to the rear this stunning home offers a wealth of style and comfort, ideally suited to professionals and growing families. Offering many unique and rewarding features this property occupies an elevated position with outstanding views towards Eastville Park. To the rear there is a landscaped garden with timber outbuildings and a generous garage with hard standing. Internally, the present family have tastefully developed the home with many stylish touches and modern day advantages. On the first floor there are 3 bedrooms and a bathroom. On the ground floor there is a spacious Hall, Lounge, 2nd Sitting/Dining room and a generous Kitchen/Breakfast room. Hunters Exclusive - recommended.



GROUND FLOOR

Feature Georgian style entrance door into..

HALL

Feature oak laid floor, radiator, purpose built cupboard containing electrics, staircase to first floor with useful cupboards beneath.

LOUNGE 12'9" x 12'8"

Feature natural wood fireplace surround having wood burning stove, feature natural wood floor, dimension maximum overall into a UPVC double glazed bay window, radiator.

UTILITY/CLOAKROOM 6'8" x 6'8"

Fitted with a contemporary range of wall, floor and drawer storage cupboards with distressed work tops, feature planked wood floor, inset sink unit with mixer taps over, low level WC, manrose extractor fan, feature splash back tiling, UPVC double glazed window to rear, integrated freezer, space for washing machine.

DINING /SECOND SITTING ROOM 12'3" x 10'11"

One wall light point, radiator, feature cast iron fireplace, wide opening into...

KITCHEN/BREAKFAST ROOM 16'8" x 7'7"

A feature room with a contemporary range of wall, floor and drawer storage cupboards with twin UPVC double glazed French doors leading onto the rear garden, space for range cooker with fitted extractor above, splash back tiling, single drainer stainless steel sink unit with mixer taps over, wood grain effect working surfaces, radiator, feature oak laid floor, UPVC double glazed window to rear with outlook onto the rear garden, velux roof window.

FIRST FLOOR LANDING

Built in cupboard, access to roof space via pull down ladder.

BEDROOM ONE 12'0" x 11'10"

Maximum overall into a UPVC double glazed bay window, built in cupboard containing wardrobes, radiator.

BEDROOM TWO 12'10" x 11'0"

Radiator, UPVC double glazed window to rear with a pleasant open outlook onto rear garden and beyond towards Colston's School playing fields, cupboard containing a Valliant combination gas fired boiler for domestic hot water and central heating.

BEDROOM THREE 7'6" x 7'5"

Radiator, UPVC double glazed window to front.

BATHROOM

Luxury white suite of P shaped bath with a fitted Mira sport shower unit over and glazed screen along side, vanity wash basin with storage beneath and low level WC, splash back tiling, tiled floor, heated towel rail, concealed ceiling spotlight, UPVC double glazed and frosted window to rear, manrose extractor fan.

EXTERIOR

GARDEN

Arranged principally to the rear of the property is the initial timber decked surface with railway sleeper steps onto level section of well tended lawn with numerous timber framed stores and sheds alongside, side pedestrian door opening onto an unmade side access lane.

GARAGE 16'2" x 13'10"

Arranged at the far end of the rear garden is the detached work shop/garage, power and light, inspection pit, additional hard standing space in front.

Tenure: Freehold
Council Tax Band: B



- Highly desirable 1930's end terraced home
- Stylish and imaginative accommodation
- Impressive Kitchen/Breakfast room extension
- Landscaped rear garden with GARAGE and modest hard standing
- Ideal professionals and growing families
- Tastefully presented and modernised
- Elevated position with far reaching views
- Close to Collegiate school sports fields
- Lovely no through road location
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.