



# Railway Terrace, Bristol, BS16 4LP

£350,000

2 1 2 D

Hunters, Fishponds are delighted to offer for sale this highly attractive 2 double bedroom period mid terrace property set within an exclusive tree lined road. This superb and very well spaced home would make a fantastic first time buyer property and is positioned within close proximity to the Bristol to Bath cycle track. The property is offered with no onward chain and briefly comprises to the ground floor, a lounge with coal effect gas fire and pleasant outlook, a generous kitchen diner with French doors opening onto the rear garden along with 2 double bedroom to the first floor and a spacious modern fitted bathroom. Further benefits include gas central heating, double glazed windows and a rear enclosed garden with pedestrian rear access. Houses within this location are rarely available so would recommend an early viewing to avoid disappointment.



## ENTRANCE

Paneled door to...

## HALLWAY

Stairs to first floor, radiator.

## LOUNGE 13'8" x 11'8"

Double glazed window to front, arched coal effect feature fireplace with wood mantle surround, period ceiling cornice, radiator.

## KITCHEN DINER 17'3" x 12'11"

Double glazed window to rear and double glazed French doors opening onto garden.

## KITCHEN AREA

Comprising of base and wall fitted units incorporating a one and quarter bowl sink with chrome effect mixer taps, tiled splash backs, space for cooker, plumbing for automatic washing machine, space for fridge.

## DINING ROOM AREA

Has space and area for table and chairs, wood grain effect laminate flooring, built in under stairs storage cupboard.

## FIRST FLOOR LANDING

Access to loft space.

## BEDROOM 1 17'4" x 10'5"

Double glazed window to front, radiator, fitted cupboard.

## BEDROOM 2 16'5" x 8'6"

Double glazed window to rear, radiator.

## BATHROOM 10'2" x 8'2"

Opaque double glazed window to rear, radiator, cupboard housing hot water cylinder, suite comprising of white paneled bath with overhead shower off main system, low level WC, pedestal wash hand basin, tiled throughout.


## EXTERIOR TO THE REAR


Good size enclosed garden with paved patio adjoining the property with section laid to lawn with hedge and lapwood fenced borders with mature planting. There is an access gate located to the rear of the garden that leads onto pedestrian access lane.



Tenure: Freehold  
Council Tax Band: B

- Attractive 2 double bedroom period mid terrace
- Highly sought after Railway Terrace
- Good size lounge with fire place and lovely front outlook
- Open plan kitchen/diner with French onto rear garden
- Modern spacious first floor fitted bathroom
- Enclosed rear garden with pedestrian rear access
- Offered with no onward chain
- Ideal first time buyer home
- Very well spaced interior
- Within close distance to the Bristol to Bath cycle track

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.