



Moorlands Road,
Bristol,
BS16 3LF

£425,000



Hunters are delighted to offer for sale this superb 3 double bedroom extended period end terrace property located within a position close to the cycle track and high street offering an array of shops. This fantastic property has been the subject of much refurbishment by the present owner, and now offer lots of modern decorations throughout having style with character with really good practical space throughout. Internally to the ground floor there is a front lounge, a fantastic 2nd reception opening onto a stylish kitchen breakfast room with bi-fold doors opening onto the rear garden. To the first floor there are 2 double bedrooms and a fabulous luxury appointed bathroom with roll top bath. To the 2nd floor there is the master bedroom from a loft conversion with fitted wardrobe space and a stylish en-suite shower room. Further benefits include, gas central heating, dg windows and a good size rear garden. An internal viewng is highly recommended to fully appreciate what this house has to offer.



ENTRANCE VIA

Paneled door to...

HALLWAY

Radiator, decorative tiled flooring, stairs to first floor.

FRONT RECEPTION ROOM 11'9" x 11'9"

Double glazed window to front, natural wood flooring, radiator.

SECOND RECEPTION ROOM 15'1" x 12'9"

Double glazed window to rear, radiator, under stairs built in storage cupboard, opening to...

KITCHEN BREAKFAST ROOM EXTENSION 19'1" x 9'3"

Double glazed window to side, double glazed bifold doors to rear with pleasant outlook and views onto rear garden, natural wood flooring, refitted and stylish kitchen with a good range of base and wall fitted units with tiled splash backs, beech block effect wood working surfaces incorporating a gas hob with oven below, 1.5 bowl sink unit, space for fridge freezer, integral dishwasher, space and area for table and chairs, door to...

UTILIY ROOM

Plumbing for automatic washing machine, double glazed door to side leading onto side pedestrian pathway.

FIRST FLOOR LANDING

Stairs to second floor, double glazed window to side.

BEDROOM 2 14'11" x 11'3"

Double glazed window to front, radiator.

BEDROOM 3 10'6" x 9'0"

Double glazed window to rear, radiator.

BATHROOM 10'8" x 5'6"

Double glazed window to rear, stylishly fitted with character having a free standing bath on raised decorative tiled area with overhead separate brass effect shower with extra large shower head, fitted marble effect circular bowl with brass effect mixer tap insert, WC, tiled splash back, heated towel rail.

SECOND FLOOR

MASTER BEDROOM (WITH ENSUITE) 18'0" x 12'7"

Double glazed window to rear with pleasant outlook and views onto nearby park, storage into eaves, natural wood flooring, radiator, fitted built in wardrobe with shelving.

ENSUITE

Comprises of cubical with fitted electric shower over, sink into storage unit with storage below, low level WC, storage into eaves, decorative tiled flooring, wall mounted heated towel rail.

EXTERIOR TO THE REAR

Enclosed good size rear garden with lapwood fence borders with side gate onto side pedestrian access lane, patio adjoining the property with section laid to lawn and area laid to chippings to the rear.

TO THE FRONT

Modest garden with wrought iron gate and pathway leading to front door.



Tenure: Freehold
Council Tax Band: B

- Fabulous 3 double bedroom extended end terrace period home
- Superb kitchen breakfast room extension
- Front lounge
- 2nd rear reception room
- Offers lots of character and style with many wood floors
- Refurbished throughout by present owner
- Master bed/loft conversion with suite shower room
- Stunning first floor bathroom with roll top bath
- Good size rear garden
- Internal viewng essential

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

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