



Muller Road, Bristol, BS5 6XS

£425,000

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A semi detached 1930's 3-bedroomed house set back from the road with side and rear access and off street parking. The home offers a lovely open contemporary atmosphere throughout.. This fine home offers a wealth of character and style to include many natural wood stripped floors and fireplace. There is an eye catching open plan kitchen/dining/family room which spans the width of the house at the rear complete with a log burning stove. The enclosed rear garden also features a superb Garden room, perfect as a study or a teenage den. Hunters Exclusive - Recommended viewing.

This house is situated on Muller Road and is easily commutable to all Bristol City Centre has to offer, with frequent bus services. Stapleton Road train station is a short walk away. In the immediate location, there are a diverse range of leisure activities, food & music festivals, bars, restaurants, and shops. St Mark's Road nearby offers the famous Sweet Mart and Thali Café, whilst in Greenbank there is The Greenbank Pub and Este's Kitchen. St Werburghs is also just a 20 minute walk, with some fantastic restaurants, cafés and bars. The area is easily accessible being a short drive from the M32 with a link to the M4 motorway. Eastville Park which connects with the Frome Valley Walkway is but a couple of minutes walk away. For cyclists, there are a number of cycle paths nearby, most notably the Bristol to Bath Cycle Path which runs into the city centre and out to some fantastic countryside towards Bitton and Saltford.



The charming accommodation which features many natural wood stripped internal doors and additional character comprise (all measurements are approximate)

GROUND FLOOR

Georgian style entrance door with stained and leaded fixed windows into...

HALL

Feature engineered wood floor, radiator, cupboard containing gas and electric meters, staircase to first floor.

LOUNGE 15'3" x 12'3"

Maximum overall into a UPVC double glazed bay window with stained and leaded glazed details, feature engineered wood floor, feature cast iron fireplace with a polished wood surround and black marble laid hearth, picture rail, radiator.

OPEN PLAN ARRANGED KITCHEN/DINING/FAMILY ROOM 19'3" x 13'2"

Fitted with a modern contemporary range of cream fronted wall, floor and drawer storage cupboards with decorative handles to incorporate a brushed steel effect oven, inset gas hob and extractor canopy over, feature engineered wood floor and wood grain effect working surfaces, feature wood burning stove, inset China sink with mixer taps over, triple aspect UPVC double glazed windows to side and rear, UPVC double glazed doors onto the rear garden, pleasant outlook onto same, attractive splash back tiling, space for up right ridge/freezer and slimline dishwasher, useful understairs recess with plumbing for washing machine.

FIRST FLOOR

SPACIOUS LANDING

Access to an insulated roof space via aluminium pull down ladder, UPVC double glazed window to side.

BEDROOM 1 12'5" x 12'3"

UPVC double glazed stained and leaded glazed windows to front, feature cast iron fireplace, picture rail, radiator.

BEDROOM 2 11'6" x 11'5"

UPVC double glazed window with pleasant outlook onto the rear garden, cupboard containing a Vaillant combination gas fired boiler for domestic hot water and central heating, picture rail, radiator.

BEDROOM 3 10'9" x 7'4"

Picture rail, radiator, UPVC double glazed window to rear with lovely outlook onto the rear garden.

BATHROOM 7'1" x 6'4"

Luxuriously appointed with a white suite of P shaped bath with a built in thermostatically controlled shower, low level WC and pedestal wash basin, attractive floor tiles and splash back tiling, UPVC double glazed frosted stained and leaded glazed window to front, heated towel rail, ceiling extractor.

EXTERIOR

GARDEN

Arranged principally to the rear of the property the landscaped rear garden is a particular feature of the sale and offers an initially flagstone effect terrace and pathway leading to the side of the property. Outside tap. The pathway continues to divide two sections of level well tended lawn with space for a timber shed to one side. A particular feature of the rear garden is the GARDEN STUDIO 4.29m x 3.18m. Boundaries all have well established planting with flowering shrubs alongside a young fruit tree. A rear pedestrian gate beyond the garden studio opens onto a decorative gravelled hardstanding/parking space suitable for one vehicle.

AML (Anti money laundering)

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Freehold
Council Tax Band: B



- A fine 1930's 3-Bedroomed semi detached home
- Lovely atmosphere and light/open accommodation
- Suited to Families and professionals alike
- Spacious and well proportioned accommodation throughout
- Contemporary Open plan Kitchen/Dining/Family room
- Fabulous Garden Studio and Off street parking
- Generous enclosed rear garden
- Muller Road location close to amenities, motorway connection and open spaces
- Impressive character, comfort and style
- Hunters Exclusive - Recommended viewing

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	

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.

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