



Queen Street,  
Bristol,  
BS15 8BA

£290,000

2 1 2 C

Hunters are delighted to offer for sale this well spaced 2 double bedroom mid terrace property having attractive natural stone elevations and upvc double glazed windows. This lovely property would make a great first time buyer home with the benefit of having good access into Bristol centre. Internally the property briefly comprises, to the ground floor, a front lounge, a generous 2nd reception room, a modern fitted bathroom and kitchen with french doors having lovely views onto the rear garden. To the first floor there are 2 spacious double bedrooms.



## ENTRANCE

Opaque glazed paneled door to...

## HALLWAY

Radiator, tiled floor, stairs to first floor.

## FRONT ROOM 10'3" x 10'1"

Double glazed window to front, wood grain effect laminate floor, chimney breast feature opening, radiator.

## SECOND RECEPTION/LOUNGE 11'2" x 13'7"

Fitted radiator.

## KITCHEN EXTENSION 9'4" x 7'10"

Double glazed French doors to rear having pleasant outlook onto rear garden, kitchen comprise of base and wall fitted units with roll top working surfaces and tiled splash back incorporating a gas point for cooker, plumbing for automatic washing machine.

## BATHROOM

Opaque double glazed window to rear, modern suite comprising of paneled bath with overhead Triton shower and low level WC, pedestal wash hand basin, heated towel rail, tiled throughout.

## FIRST FLOOR LANDING

## BEDROOM 1 13'6" x 10'7"

Double glazed window to front, radiator, over stairs built in storage cupboard.

## BEDROOM 2 13'6" 11'5"

Double glazed window to rear, radiator, cupboard housing Worcester gas combination boiler serving central heating and hot water.

## EXTERIOR TO THE REAR

Large enclosed garden with concrete patio adjoining the property the remainder is laid to lawn with various attractive planting and lapwood fence borders.

## 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

- Attractive period terrace property
- 2 generous double bedrooms
- Ideal first time buyer home!
- Spacious 2nd reception room
- Lovely large enclosed rear garden
- Modern fitted downstairs bathroom
- Fitted kitchen with french doors onto the garden
- Good access to Bristol centre
- Front reception
- Viewing recommended!

| Energy Efficiency Rating                    |               |                                                                                                                  |
|---------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                        |
| Very energy efficient - lower running costs |               |                                                                                                                  |
| (92 plus) A                                 | <div>72</div> | <div>89</div>                                                                                                    |
| (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<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <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.