

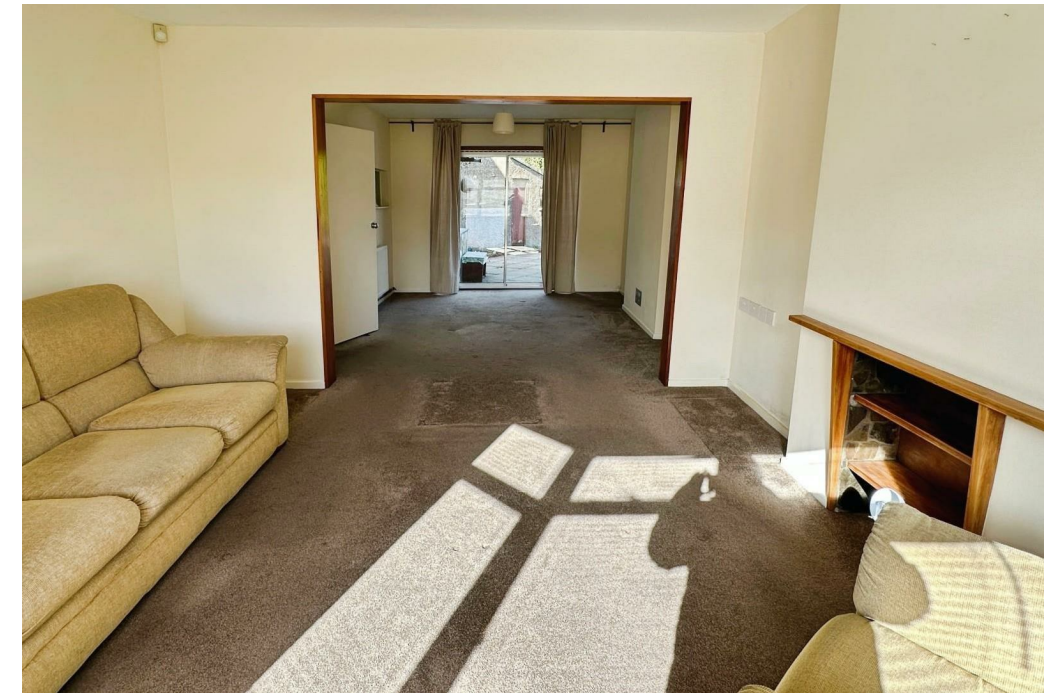


Dominion Road,
Bristol,
BS16 3ET

£440,000



An excellent investment opportunity! Hunters are delighted to offer for sale this spacious 3 bedroom end terrace 1950's property with the benefit of a large attached building plot having pre planning permission to build a 3 bed detached property. Internally the property has been very well maintained by the present occupier and briefly comprises to the ground floor, a generous lounge into dining room, a modern gloss fitted kitchen, a lean to utility area and downstairs cloakroom. To the first floor there are 3 good size bedrooms and a modern fitted bathroom. Further benefits include, gas central heating via a combi boiler, dg windows, a front garden with an off street parking space, a side storage shed, and a large extensive rear garden with pedestrian and vehicle access onto a vehicular lane. The property is offered with vacant possession and an internal viewng is highly recommended!



ENTRANCE

UPVC double glazed cross beaded door too...

INNER PORCH

Glass paneled door too...

HALLWAY

Leaded stained glass feature windows to side, radiator, stairs to first floor, under stairs storage area.

LOUNGE/DINER 26'2" overall

LOUNGE 14'6" x 12'8"

Double glazed bay window to front, radiator.

DINING ROOM 12'0" x 10'10"

Radiator, sliding doors to rear having pleasant outlook onto rear garden, space and area for table and chairs.

KITCHEN 15'1" x 7'8"

Double glazed door to side, modern gloss fitted kitchen with a good range of base and wall mounted units with tiled splash back and working surfaces incorporating a one and quarter bowl sink, fitted gas hob with oven below, space for fridge freezer, radiator.

LEAN TO UTILITY AREA

Plumbing for automatic washing machine, door leading to garden.

CLOAKROOM

Low level WC, window to side.

FIRST FLOOR LANDING

Access to loft space via pull down ladder.

BEDROOM 1 14'4" x 11'4"

Double glazed window to front, radiator.

BEDROOM 2 12'1" x 11'0"

Double glazed window to rear, radiator.

BEDROOM 3 9'0" x 7'4"

Double glazed window to front, radiator.

BATHROOM

Opaque window to rear, modern suite comprising of paneled bath with overhead shower off main system, sink into vanity unit with storage below, low level WC, wall mounted heated towel rail, cupboard housing Ideal gas combination boiler serving central heating and hot water.

EXTERIOR

TO THE FRONT

Modest front garden with off street parking space to the side of the property with covered area leading to a side storage shed and pedestrian side access.

TO THE REAR

Large extensive gardens with various mature and attractive planting and trees, there are also various areas laid to chippings and paved sections with lapwood fenced borders, pedestrian gate leading onto a vehicular rear access lane. There is also an outhouse building for storage and a covered storage shed to the side (3.55m x3.29m) which is accessed via the rear garden and also via the front off street parking space

PRE PLANNING PERMISSION

PRE PLANNING APPLICATION NUMBER - 16/015503/PREAPP

The property has pre planning approval to build a three bed detached property located to the extensive side gardens. Please look at Bristol City Council website for further information.

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



- Lovely well spaced 3 bed 1930's style end terrace with building plot
- Fantastic investment opportunity
- Large building plot with pre planning permission for 3 bed detached house
- Well maintained family or first time buyer home
- Pre planning application no: 16/01503/PREAPP
- Extensive side gardens
- Off street parking to front
- Generous lounge into dining room
- Modern fitted kitchen and bathroom
- Within easy reach of cycle track, high street and schooling

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.

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.