

HUNTERS®

HERE TO GET *you* THERE



66 Marshfield Road

Bristol, BS16 4JG

£415,000



Hunters are extremely pleased to offer for sale this highly spacious extended 5 bedroom semi detached property. This generous home would ideally suit families or first time buyers. Internally this property offers much character and style having some redecorations over the last few years by the present occupiers. Internally to the ground floor there is a front lounge with open feature fire place, a large open plan extended kitchen dining room and a stylish 4 piece bathroom including a superb roll top bath. to the first floor there are 5 bedrooms. Further benefits include Upvc dg windows throughout, gas central heating via a combi boiler, off street parking and a generous rear garden with side pedestrian access. Viewing recommended,



Entrance

Via double glazed panel door to lobby, with stairs to first floor.

Lounge 16'9" x 12'6" (5.11m x 3.82m)

UPVC double glazed window to front, wood grain effect fitted laminate flooring, open feature fireplace.

Open Plan Kitchen Dining Room Extension 20'6" x 16'8" (6.25m x 5.09m)

Dimension overall length and at widest point. UPVC double glazed sliding doors to rear opening up onto the rear garden, fitted radiator, tiled flooring, space and area for dining table and chairs. The kitchen comprises of gloss white fitted base and wall units with tiled splash back and working surfaces incorporating a one and a quarter bowl sink, gas point for cooker, plumbing for dishwashers, space for tumble dryer, door to side leading to storage/utility area with plumbing for automatic washing machine, UPVC double glazed door to side leading onto side pedestrian access.

Downstairs Bathroom 11'11" x 5'10" (3.65m x 1.79m)

Opaque UPVC double glazed window to rear, a four piece stylish suite with rolled top bath with decorative clawed feet and Victoria style chrome effect shower mixer taps, pedestal wash hand basin, low level w.c. corner try with over head fitted shower which runs off of the mains system.

First Floor Landing

UPVC double glazed window to side, access to loft space.

Bedroom 1 12'5" x 11'10" (3.81m x 3.61m)

UPVC double glazed window to front, natural wood fitting flooring, fitted radiator.

Bedroom 2 12'10" x 7'5" (3.92m x 2.27m)

UPVC double glazed window to rear, fitted radiator, natural wood fitted flooring.

Bedroom 3 8'10" x 7'11" (2.70m x 2.43m)

UPVC double glazed window to front, fitted radiator.

Bedroom 4 9'8" x 7'2" (2.96m x 2.20m)

UPVC double glazed window to rear, fitted radiator.

Bedroom 5 10'4" x 7'3" (3.15m x 2.23m)

UPVC double glazed window to rear, fitted radiator.

Exterior

To the rear has a large enclosed garden with various sections to include paved patio which adjoins the property with section ready for turf, pathway leading to further rear section with various planting borders ready for planting. There is also a side pedestrian access via gate that leads to the front. To the front has off street parking with lawn section and side gate leading onto side pedestrian access that leads to the rear.

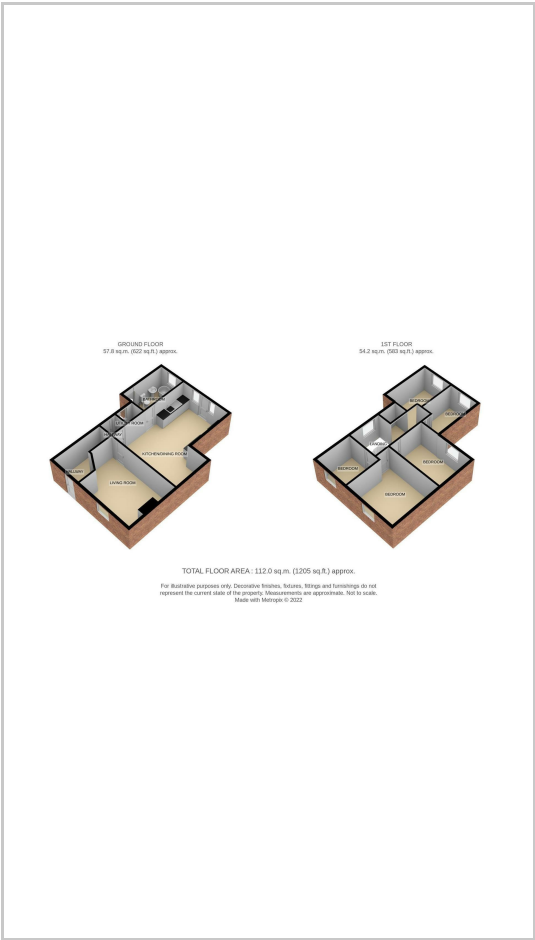
AML

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.

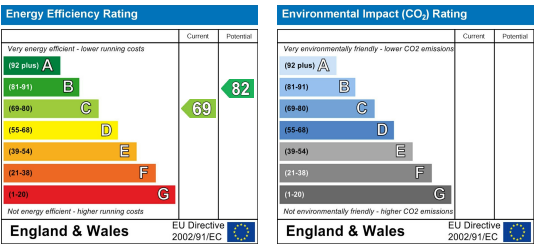
Area Map



Floor Plans



Energy Efficiency Graph



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.