



Hazelbury Road, Bristol

, BS14 9ES

£350,000



Hazelbury Road, Bristol

DESCRIPTION

This charming semi-detached property with no onward chain is currently listed for sale, offering a prime opportunity for those eager to put their own stamp on a home. This house does require some modernising, but its potential is undeniable. It houses three bedrooms, two of which are doubles, with the third being an impressively spacious room. There are also two reception rooms, one offering a tranquil view of the garden. The single kitchen basks in an abundance of natural light, further enhancing its appeal.

Situated in a location boasting excellent public transport links, nearby schools, local amenities, and parks, this property is perfectly positioned. The strong local community adds to the charm of the area, promising a warm welcome to newcomers. Unique features of this property include ample parking, cellar storage and a beautiful garden, and captivating views. This property is ideal for families and couples alike, promising a home that can adapt to changing needs.



ROOMS

ENTRANCE HALLWAY

Double glazed entrance door into hallway, radiator, stairs rising to first floor with understairs storage.

LOUNGE

uPVC double glazed bay window to front elevation, radiator.

DINING ROOM

uPVC double glazed window to rear elevation, uPVC double glazed door to rear elevation, radiator.

KITCHEN

uPVC double glazed window to side and rear elevation, fitted with a range of base units with work tops over incorporating single stainless sink unit with mixer tap over, plumbing for automatic washing machine, wall mounted gas central heating boiler.

INTEGRAL GARAGE

Up and over door, power and light, window and door to rear garden, courtesy door to hallway.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation, loft access, doors to accommodation.

BEDROOM ONE

uPVC double glazed window to front elevation, radiator.

BEDROOM TWO

uPVC double glazed window to rear elevation, radiator.

BEDROOM THREE

uPVC double glazed window to rear elevation, radiator.

BATHROOM

uPVC double glazed window to side elevation, panelled bath, pedestal wash hand basin

W.C

uPVC double glazed window to side elevation, low level w.c,

OUTSIDE

REAR GARDEN

Boundary enclosed by fencing, patio area steps to grassed area.

FRONT GARDEN

Driveway to the front providing off street parking, boundary enclosed by wall, shingled area, flower and shrub border.

Material Information - Whitchurch

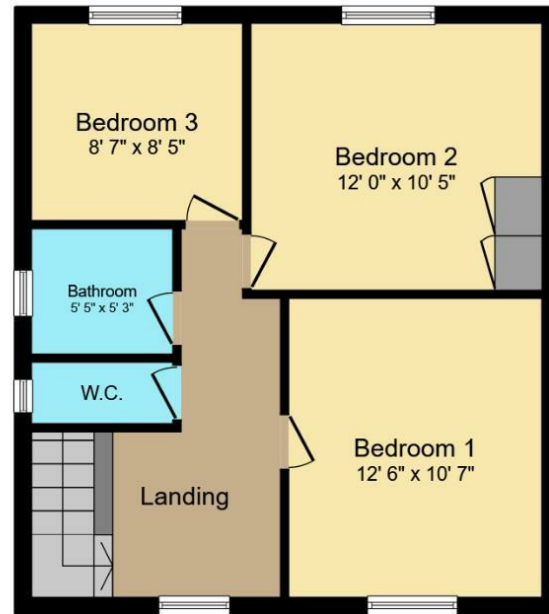
Tenure Type; Freehold

Council Tax Banding; C





Ground Floor
Floor area 705 sq.ft.

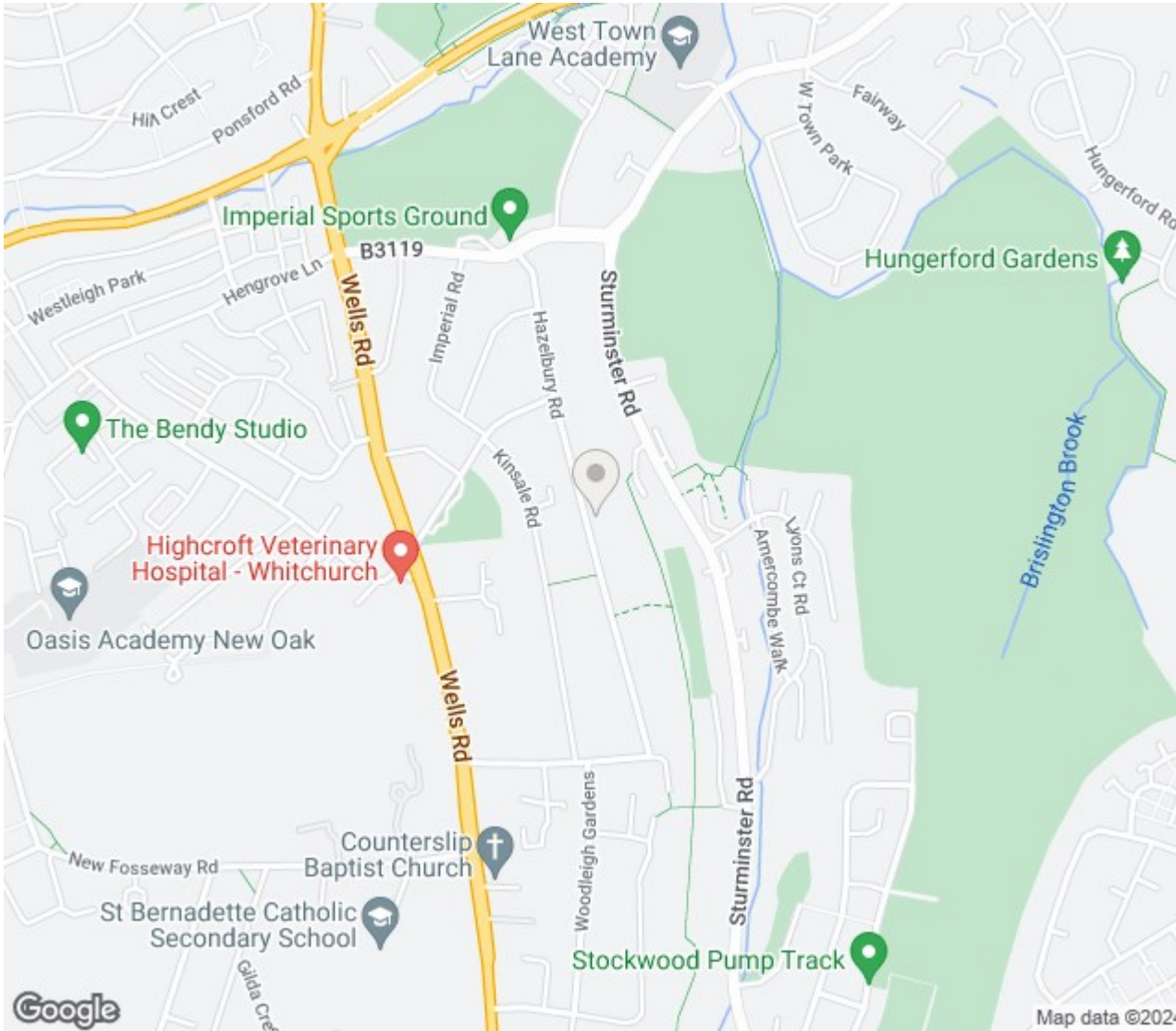


First Floor
Floor area 512 sq.ft.

TOTAL: 1,217 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com





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