



Imperial Road, Bristol

- NO ONWARD CHAIN!
- Generous Garden
- Driveway & Tandem Garage
- Lounge
- Downstairs WC

£450,000

- 1930's Semi Detached with Three Good Size Bedrooms
- Beautifully Presented Throughout
- Kitchen Diner
- Potential to Extend (STPP)
- Popular Location

Tenure: Freehold

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Imperial Road, Bristol

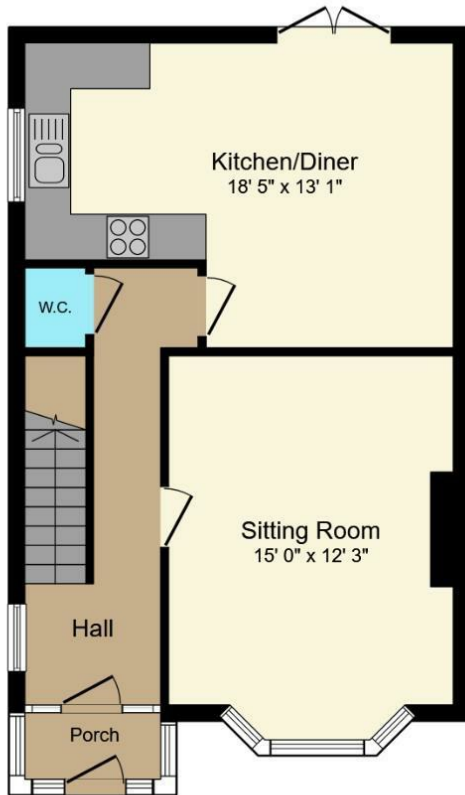
DESCRIPTION

This charming 1930s semi-detached home is in a sought-after location and features three bedrooms, a tandem garage, and a spacious garden. The entrance porch, with an original stained glass door, leads to a hallway with spindled stairs and built-in storage. The front sitting room has a bay window, while the open-plan kitchen/dining room includes engineered oak flooring, French doors to the garden, and a sleek grey high-gloss kitchen with integrated appliances.

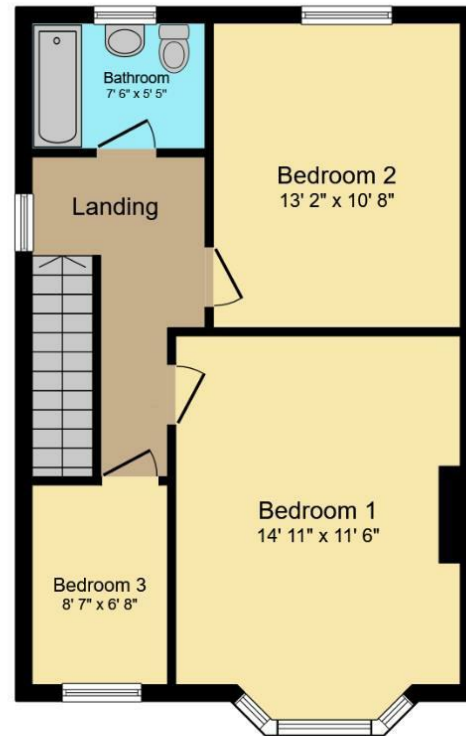
Upstairs are three good-sized bedrooms, with the master offering city views. Outside, there's a gated pathway, driveway, and tandem garage with front and rear access. The large rear garden features a patio and lawn, with extra storage available in the cellar. Conveniently located near the A37, the home has excellent public transport links to Bristol City Centre.



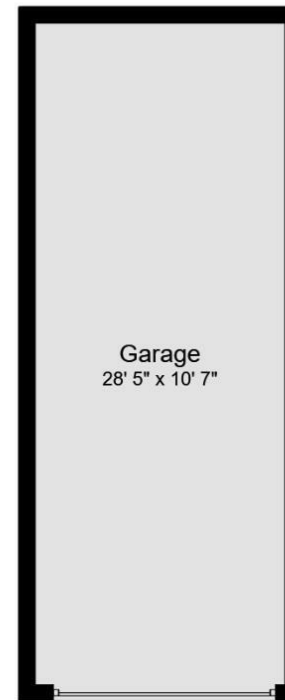
Council Tax: C



Ground Floor



First Floor



Garage

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	71		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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

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

Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 if you wish to arrange a viewing appointment for this property or require further information.

28 Belland Drive, Whitchurch, BS14 0EW

Tel: 01275 891444 Email:

whitchurch@hunters.com <https://www.hunters.com>



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