



Parks Estate Agents - Sales & Lettings are delighted to offer for sale this Victorian style terraced property located in an excellent position for accessing the M32 and M4 motorways as well as Bristol City centre. Accommodation comprises, lounge, dining room, kitchen and ground floor WC & shower room. To the first floor are two double bedrooms and a bathroom. This property further benefits from gas central heating, double glazing and courtyard garden. Sold with no onward chain.

PARKS ESTATE AGENTS
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ENTRANCE

Via upvc entrance door to hallway, radiator, stairs to first floor with cupboard under, service meters and doors to:-

LOUNGE 13' 9" into bay x 12' 2" into recess (4.2m x 3.7m)

Upvc double glazed bay window to front, radiator, gas fire and exposed floorboards.

DINING ROOM 12' 2" x 9' 2" (3.7m x 2.8m)

Upvc double glazed window to rear, radiator, gas fire, fitted cupboards and exposed floorboards.

KITCHEN 9' 2" x 6' 6" (2.8m x 1.99m)

Upvc double glazed window to side and upvc half double glazed door leading to rear garden. Fitted kitchen comprising single drainer sink unit, range of eye level cupboards and base units with work surfaces over and tiled walls. Built in oven and hob, space for appliances and tiled flooring.

SHOWER ROOM

Upvc obscure double glazed window to side and rear, radiator and suite comprising WC, vanity unit with inset basin and shower cubicle with Mira shower.

LANDING

Access to loft space and doors to:-

BEDROOM 1 12' 10" into recess x 12' 2" (3.9m x 3.7m)

Upvc double glazed window to front, radiator and storage cupboards.

BEDROOM 2 11' 10" x 9' 10" into recess (3.6m x 3.0m)

Upvc double glazed window to rear, radiator and Vaillant combination boiler for gas central heating and hot water.

BATHROOM

Upvc obscure double glazed window to rear, radiator and suite comprising WC, panelled bath, vanity wash hand basin and tiled walls.

REAR GARDEN

Enclosed by boundary wall and brick built storage shed.



Energy Performance Certificate

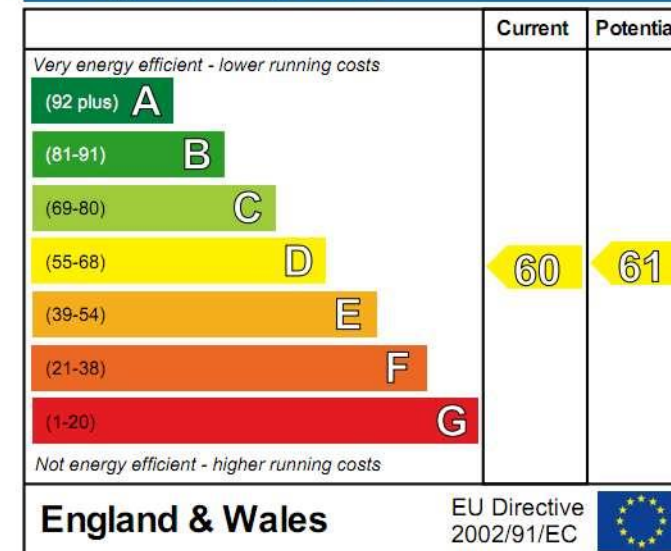


26, Queen Street
Eastville
BRISTOL
BS5 6QA

Dwelling type: Mid-terrace house
Date of assessment: 11 May 2011
Date of certificate: 11 May 2011
Reference number: 8299-6525-8060-0669-8992
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²

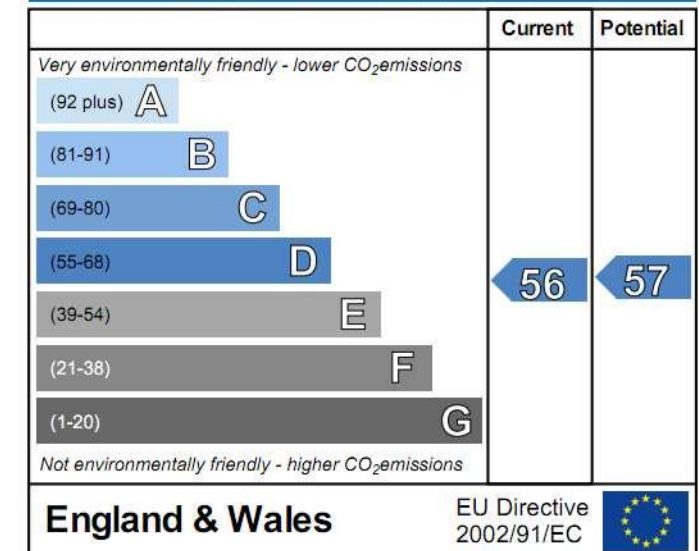
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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

Environmental Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	260 kWh/m ² per year	252 kWh/m ² per year
Carbon dioxide emissions	4.4 tonnes per year	4.2 tonnes per year
Lighting	£45 per year	£45 per year
Heating	£730 per year	£706 per year
Hot water	£84 per year	£84 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.