



Swiss Road, Bristol

A substantial (circa 1500sq ft) & versatile home in this superb family location

£550,000

Council Tax: C



Swiss Road, Bristol

DESCRIPTION

Hunters present to the market this substantial and versatile five bedroom property in the popular Ashton Vale. Offering substantial accommodation throughout the property is sure to prove perfect for any growing family or those with a dependant relative looking for a home thats ready to move in to.

As you enter the property you are greeted by the charming entrance porch and hallway, which opens to the large living room, complete with bay window. It opens to the dining room which in turn opens to the kitchen, which sits in the rear extension and offers a contemporary kitchen suite and french doors to the rear garden. Completing the downstairs accommodation is the sitting room, wet room and the fifth bedroom. Upstairs there are four further bedrooms, three of which will fit double beds, the largest of which affords an ensuite shower room whilst the bathroom is fitted with a three piece suite. Outside the rear garden faces south, making most of the sun throughout the day, there is a large patio area with the plot being surrounded by established trees and shrubs. There is a garage and off street parking to the rear, whilst the front there is off street parking for a further three cars.

Ashton Vale sits just on the outskirts of Ashton, an area predominantly popular with families due to its proximity to local primary and secondary schools. There is a convenience store & bus stop just around the corner on Ashton Drive, the popular & vibrant North Street sits just under a miles walk away, as does the pretty Greville Smyth Park.

TENURE

Freehold

COUNCIL TAX BAND

C

EPC BAND - TBC - An EPC has been ordered.

living room

14'9" x 12'4"

dining room

12'0" x 10'7"

kitchen/ breakfast room

17'4" x 12'4"

sitting room

15'1" x 10'0"

wet room

8'6" x 6'2"

bedroom five/ study (downstairs)

9'6" x 9'3"

bedroom one

16'9" x 9'6"

ensuite

7'3" x 6'7"

bedroom two

14'2" x 11'3"

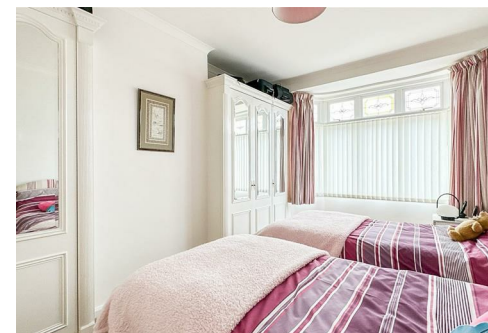
bedroom three

12'9" x 12'4"

bedroom four

9'2" x 7'6"

bathroom





GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1497 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		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	

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.