



Thanet Road, , Bristol, BS3 3HZ

- 1930s mid terrace
- No onward chain
- Superb location
- Large garden
- 0.8 miles to Greville Smyth Park
- Lovely views
- Off street parking
- Ideal for families
- 0.6 miles to North Street
- 1.1 mile to Wapping Wharf

£450,000



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DESCRIPTION

Hunters are pleased to offer for sale this spacious 1930s terraced home sitting on the outskirts of 'The Chessels' tucked away on Thanet Road.

Being offered with no onward chain the property is sure to prove ideal for any first time buyer or upsizer looking for a property they can make their own. Internally there is a large open plan living/ dining room and separate kitchen both of which overlook the garden and views beyond. Upstairs there are two double bedrooms with built in wardrobes and third room which comfortably fits a single bed.

The outside space on the property is exceptional, there is off street parking to the front, and a large rear garden that faces west & boasts breathtaking views over the city.

Thanet Road sits on the outskirts of 'The Chessels' an area popular with first time buyer and young families. Family homes are a real rarity in this location, North Street sits just over half a mile away, whilst the pretty Greville Smyth Park is 0.8 miles away whilst those requiring train access is just over a mile away.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - TBC

living area
12'6" x 11'9"

dining area
12'1" x 10'5"

kitchen
15'11" x 6'8"

bedroom one
11'9" x 8'2"

bedroom two
12'2" x 9'3"

bedroom three
8'11" x 7'8"

bathroom
6'2" x 5'2"





GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 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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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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