



## Thanet Road, , Bristol, BS3 3HY

- Superb Tucked Away Location
- Garage & Large Garden
- No Onward Chain
- Edge Of 'The Chessels'
- Extended
- 1950s Semi Detached
- Ideal For Families
- Huge Scope

**£475,000**





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## DESCRIPTION

Hunters are pleased to offer for sale this extended & spacious (circa 1200sq ft) 1950s semi detached home sitting on the outskirts of 'The Chessels' tucked away at the end of 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 which has been extended to the side, finishing up the downstairs is the three piece shower room. Upstairs there are two double & one single bedrooms complimented by a three piece family bathroom.

To the front of the property there is ample off street parking for 4 cars, and access to the garage via an up & over door. The rear garden is a great sized due to the property sitting on a corner plot, its been well maintained and is incredibly private.

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 - D - Please see below link for full EPC;

<https://find-energy-certificate.service.gov.uk/energy-certificate/2228-7012-7262-3340-1220>

### Living Room

12'9" x 11'9"

### dining room

12'5" x 11'1"

### kitchen/ breakfast room

12'1" x 9'6"

### bedroom one

14'5" x 9'10"

### bedroom two

12'5" x 10'9"

### bedroom three

8'6" x 7'10"

### bathroom

7'10" x 5'6"

### garage

18'4" x 9'2"









GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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

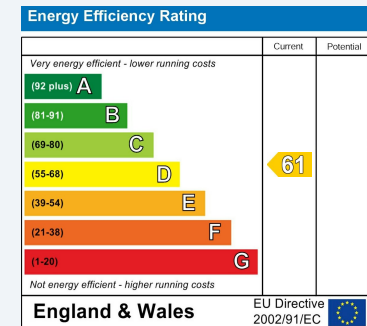
Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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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