Swiss Drive, , Bristol, BS3 2RS

- 1930s Mid Terrace Home
- Wood Burning Stove
- Large South Facing Garden
- Superb Location

- Beautiful Open Plan Kitchen/ Living Space
- Off Street Parking + Garage
- Downstairs WC
- uPVC Double Glazed Throughout

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£425,000

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DESCRIPTION

Hunters present to the market this wonderfully presented three bedroom 1930s home in the heart of the popular Ashton Vale. Offering lovely and spacious accommodation throughout the property is sure to prove perfect for any family or couple looking for a home thats been thoughtfully renovated.

As you enter the property you are greeted by the charming entrance porch and hallway, which opens to the beautifully renovated open plan kitchen/ diner. The kitchen affords a contemporary set of units, complete with an island and built in appliances. This opens to the living room, which boasts a bay window and wood burning stove. Completing the downstairs accommodation is the neatly tucked away WC. Upstairs there are three bedrooms, two of which will fit double beds. There is also a three piece shower room.

Outside the rear garden faces south making most of the all day sun, it boasts a large patio area, with the remainder being laid with lawn. There is a raised patio area to the rear and access to the single garage.

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 - C - Please see below link for full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/8306-3026-5529-1397-4613

living room
12'2" x 11'1"

kitchen/ diner
18'6" x 12'0"

bedroom one
12'1" x 11'9"

bedroom two
12'1" x 10'2"

bedroom three
8'10" x 7'6"

garage
17'4" x 11'1"

GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.

WC

KITCHEN/DINER
18'7" x 12'0"
5.66m x 3.66m

CUPBOARD

ENTRANCE HALL

UP

PORCH

LIVING ROOM
12'3" x 11'1"
3.73m x 3.38m

SHOWER ROOM

BEDROOM 1
12'2" x 11'10"
3.70m x 3.60m

DOWN

LANDING

BEDROOM 3
8'10" x 7'7"
2.70m x 2.30m

BEDROOM 2
12'2" x 10'2"
3.70m x 3.10m

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TOTAL FLOOR AREA : 889 sq.ft. (82.6 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.
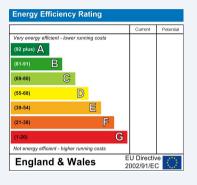Made with Metropix ©2024

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.