



South Liberty Lane, , Bristol, BS3 2TH

- Four Bedrooms
- Ample Parking
- Loft Room
- Rare To The Market
- Independent Annex
- Large Garden + Outbuilding
- Two Reception Rooms
- Over 2000sq ft of accommodation

£450,000



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DESCRIPTION

Hunters are pleased to offer for to the market this substantial (circa 2200sq ft) semi detached home sitting on South Liberty Lane. Offering four bedrooms over three floors of accommodation to include an independant annex its sure to prove ideal for anyone looking for something spacious and versatile.

Internally the ground floor offers a spacious kitchen/ diner which affords an open view over the garden, there is also a separate living room accessed off the hallway, completing the ground floor is the second reception room currently used a study and WC. Upstairs there are three bedrooms, two of which will fit double beds whilst the third is a single. There is a wet room and three piece bathroom and also access to the loft room via a retractable ladder. The garden is a great space mostly laid with patio, there is also a separate outbuilding. To the front there is off street parking and gated side access to the garden.

A great addition to this property is the annex which is accessed independently from the main house. It boasts an open plan kitchen/ living space, double bedroom and three piece shower room.

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 - D - Please see below full link for EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/9588-3057-7208-2864-6980>

living room
23'0" x 11'5"

kitchen/ diner
19'5" x 10'5"

reception room two/ study
10'5" x 9'5"

bedroom one
18'7" x 11'6"

bedroom two
11'5" x 9'1"

bedroom three
9'5" x 8'6"

bathroom
9'5" x 6'1"

loft room
19'1" x 11'4"

ANNEX

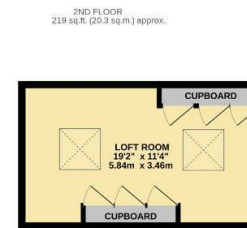
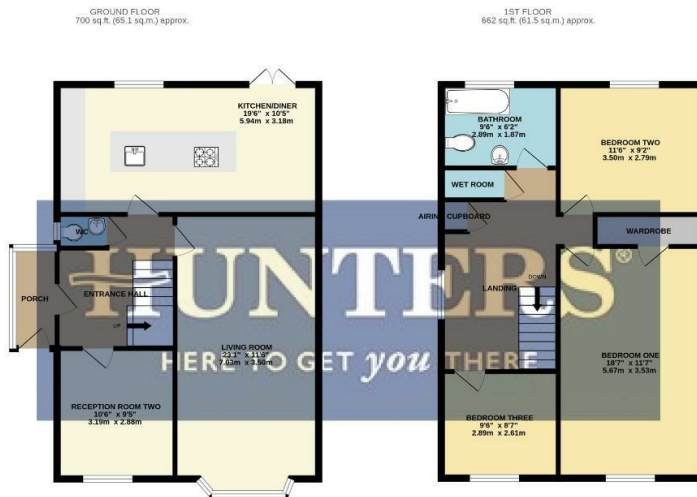
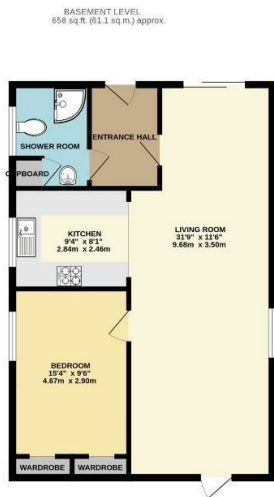
living room
31'9" x 11'5"

kitchen
9'3" x 8'0"

bedroom
15'3" x 9'6"







TOTAL FLOOR AREA : 2239 sq.ft. (208.0 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.



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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.

