



Caen Road, , Bristol, BS3 4PU

- End Of Terrace
- Large Garden
- Kitchen/ Diner
- Charming Features
- Ideal For Families

- Freehold
- Superb Tucked Away Location
- Four Bedrooms + Study
- 1930s Home
- Complete Chain

£525,000

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Hunters are pleased to present this spacious four bedroom three storey home tucked away on Caen Road, Windmill Hill. Offered to the market having been thoughtfully extended and upgraded its sure to prove perfect for any family looking for a versatile home in this popular location.

Upon entering you are greeted by the entrance hall, which affords access to the living room that boasts a bay window. The kitchen/ diner sits to the rear of the property and has been opened up to offer an extensive run of units, breakfast bar and dining area. On the first floor there are two double bedrooms and four piece family bathroom, whilst the study sits to the front. On the second floor sits the fourth bedroom and master bedroom, which boasts an incredible view to the rear and ensuite which has been finished with decorative tiling.



Outside the rear garden is a great size, there is a raised decking area, side access & raised vegetable bed. The majority is laid with lawn but there is space for a shed and childrens play area, to the front there is ample space for bin/ bike storage if required.

TENURE
Freehold

COUNCIL TAX BAND
C

EPC Band - TBC



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living room
11'11" x 11'1"

first floor

bedroom three
11'9" x 10'4"

bathroom
7'5" x 5'11"

bedroom one
17'8" x 9'2"

kitchen/ diner
17'8" x 15'10"

bedroom two
11'3" x 11'2"

study
6'6" x 5'4"

second floor

bedroom four
7'0" x 6'5"

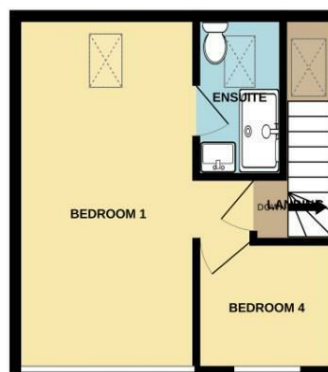
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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.

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.