



Malago Drive, , Bristol, BS3 5DW

- Three Storey
- Complete Chain!
- Three Double Bedrooms
- Downstairs WC
- Superb Location
- Freehold
- Versatile Accommodation
- Ensuite Shower Rooms
- Open Plan Living
- Quiet, Tucked away spot

Offers In Excess Of £475,000



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Hunters are pleased to offer for sale this 'turn-key' substantial (circa 118sq/m) end of terrace home sitting tucked away on the popular 'Malago Drive' development. Having been occupied by present vendors since it was constructed in 2018 its sure to prove perfect for any family looking for a larger than average family home in the area.

To the ground floor, you are greeted by the entrance hall which affords access to the WC. The living space is open plan and affords a living area, which boasts french doors to the garden, there is also a handy floor to ceiling built in storage cupboard. The kitchen boasts a modern suite with built in appliances, finishing up the space is a handy under stairs storage cupboard.

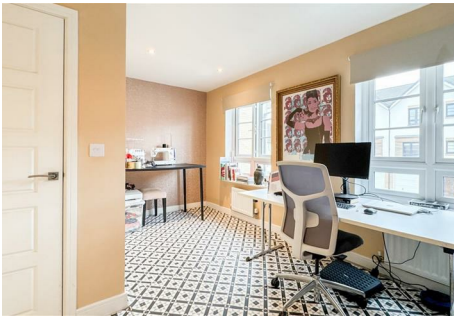
Moving upstairs the landing gives access to two double bedrooms, both of which boast en-suite shower rooms, there is also a handy airing cupboard. The property sits on three floors, the largest of the bedrooms sits on the third floor, it offers a built in wardrobe and ensuite shower room, which also boasts a handy storage area. Outside the rear garden is incredibly private and is currently laid with lawn, there is also a small patio area and secure side access to the front, which offers two off street parking spaces.

Malago Drive was constructed in 2018 and is popular among families looking for a larger home within the area due to its access to local schools such as Victoria Park & Southville primary. Access links, such as Parson Street station is just 0.2 miles away whilst bus links are dotted all along West Street, just a 0.3 mile walk away.

TENURE
Freehold

COUNCIL TAX BAND
C

EPC BAND - B - Please see below full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/0668-3024-7336-4258-7910>



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living/ dining room
16'4" x 13'9"
kitchen area
10'5" x 8'2"

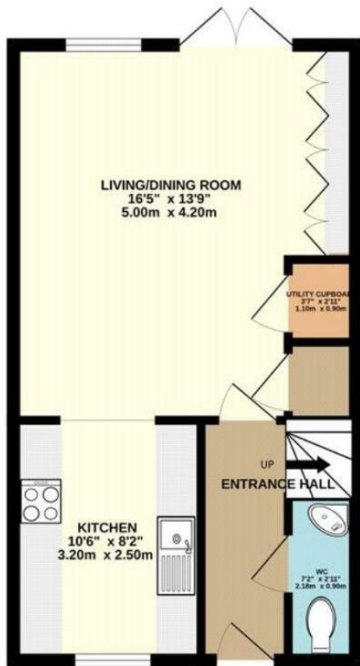
first floor
bedroom two
14'11" x 10'5"

ensuite
8'2" x 5'6"
bedroom three
10'10" x 10'7"

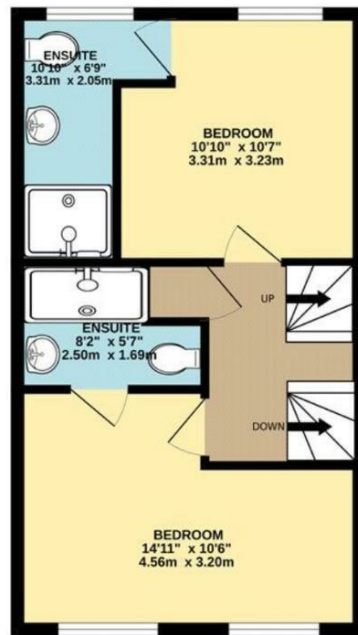
ensuite
10'10" x 6'8"
second floor

bedroom one
14'7" x 10'7"
ensuite
11'4" x 6'2"

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 sq.m.) approx.
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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.