



Grove Park Road, Bristol

- Three Bedrooms
- Reception With Wood Burning Stove
- Double Garage
- Double Bay Fronted
- Freehold
- Upstairs Bathroom & Downstairs WC
- Beautiful Kitchen Extension
- Enclosed Garden
- Complete Chain!

Guide Price £450,000



Tenure: Freehold

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Grove Park Road, Bristol

DESCRIPTION

Hunters are pleased to present for sale this well-appointed three-bedroom home situated on Grove Park Road, Brislington. Having been updated by the current vendors, the property is perfect for anyone seeking a home that's ready to move into and make their own, with the benefit of a short complete chain.

Upon entering the property through the hallway, you are greeted by the living room, which features a bay window and a wood-burning stove. The dining room has been opened up to the beautifully appointed kitchen, which includes shaker units and an orangery skylight. There is also a handy downstairs WC to the rear, as well as a downstairs study, offering additional space for work or relaxation.

Moving upstairs, there are three bedrooms, two of which can accommodate double beds, while the third is ideal as a second home office or nursery. A three-piece bathroom is located at the front of the property.

Outside, the rear garden features established borders with a variety of trees and shrubs, including mature, fruiting plum and apple trees. The remainder of the garden is laid to lawn and offers a raised seating area with access to the double garage, which can also be accessed via a private lane. Additionally, the property includes a large boarded-out loft, providing extra storage space.

The home is conveniently located just a four-minute walk from the local primary school, making it an ideal choice for families

TENURE
Freehold

COUNCIL TAX BAND
B

EPC Band - TBC



GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.

1ST FLOOR
396 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.1 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 is given as to their operability or efficiency can be given.
Made with Metreplex 10/2024

Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

308 Wells Road, Knowle, Bristol, BS4 2QG

Tel: 0117 972 3948 Email:

knowle.bristol@hunters.com <https://www.hunters.com>



Council Tax: B

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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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

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