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42 Runswick Road, Bristol, BS4 3HY

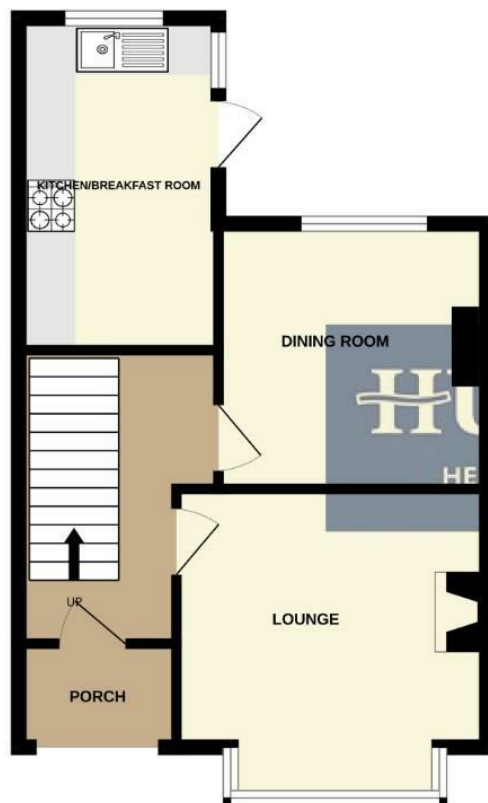
42 Runswick Road, Bristol, BS4 3HY

Guide Price £430,000

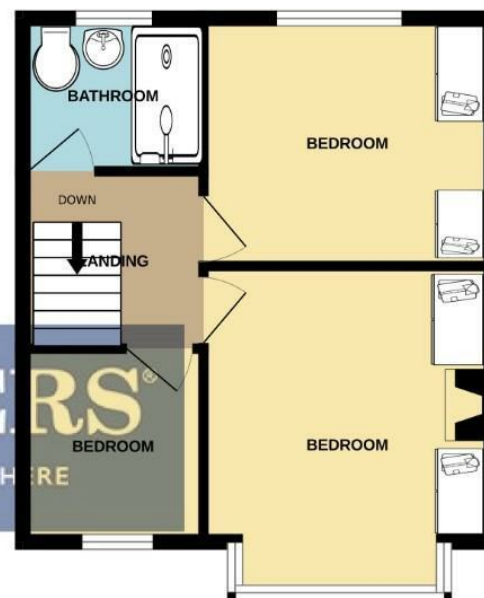
Welcome to this mid-terrace house located on the popular Runswick Road in the vibrant city of Bristol. This property, built in the 1930s, the property has been with the current owners for many years and would benefit from some modernisation.

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GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.

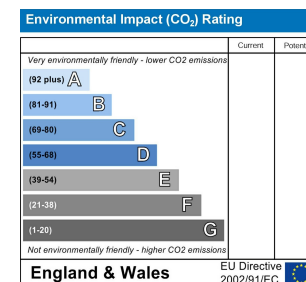
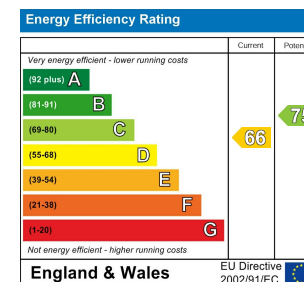


1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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.
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Front Garden

Front garden with pathway leading to front entrance door, Flower borders with bushes and shrubs.

Hallway

Stairs to first floor, Under stairs storage cupboard, Radiator, Carpet., Cupboard housing meters

Living Room

15'6" (into bay) x 12'7"
Double glazed window to front elevation, Chimney breast, Radiator, Carpet.

Dining Room

11'10" x 12'9"
Double glazed windows to rear elevation, Chimney breast, Radiator, Carpet.

Kitchen

6'10" x 15'7"
Double glazed window to rear elevation, Double glazed door to garden, Wall and base units with worksurfaces above, Fitted oven & Hob with Extractor hood above, Space for fridge freezer, Plumbing for washing machine, Vinyl floor, Radiator.

Landing

Doors to bedrooms.

Bedroom One

15'8" (into bay) x 10'2"
Double glazed window to rear, Built is storage, Radiator, Carpet.

Bedroom Two

10'9" x 12'11"
Double glazed bay window to front, Fitted wardrobes housing combi boiler, Radiator, Carpet.

Bedroom Three

7'6" x 9'9"
Double glazed window to front, Radiator, Carpet.

Shower room

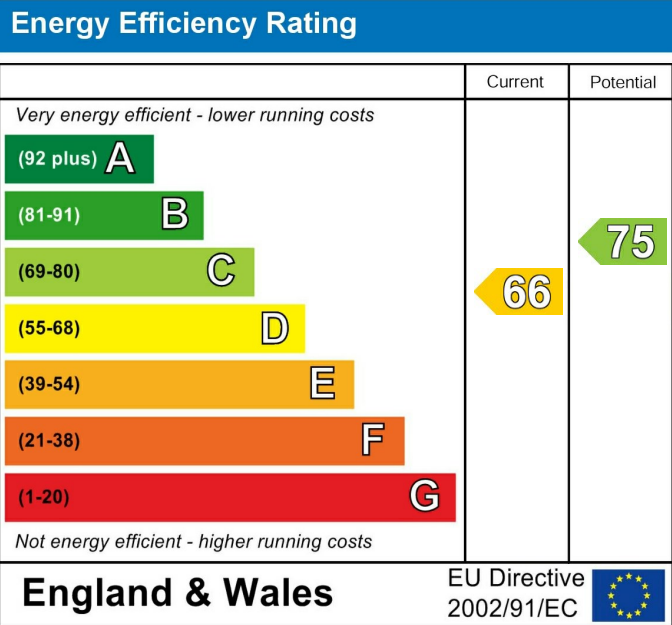
6'10" x 5'8"
Double glazed window to rear, Walk in Shower cubicle, wash hand basin, w.c, towel radiator, vinyl flooring

Rear Garden

Fully enclosed mature rear garden with flower boarders shrubs and trees, patio area, sheds, gated rear access, water purifier, solar panels on the roof to the rear.

Close to Arnos Court Park

Arnos Court Park is a charming green space located in Bristol, England. It features a blend of landscaped gardens, open lawns, and woodland areas, making it an ideal spot for relaxing walks, picnics, and outdoor activities. The park is known for its mature trees, vibrant flowerbeds, and a variety of wildlife. Visitors can also enjoy a small playground, making it a family-friendly destination. With its tranquil atmosphere and natural beauty, Arnos Court Park offers a peaceful retreat within the bustling city.



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. 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.









