



HUNTERS®

HERE TO GET *you* THERE

29 Carisbrooke Road, Bristol, BS4 1SB

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Guide Price £320,000

2/3 BED PLUS LOFT ROOM *Nestled on the popular Carisbrooke Road in Bristol, this delightful extended, end terrace house from the 1930s boasts a perfect blend of character and modern convenience. With 1 reception room, 2 bedrooms, and 2 bathrooms and a loft room, this property offers a cosy yet spacious living space. Additionally, the option to convert one of the bathrooms back into a bedroom provides flexibility for those looking to tailor the space to their liking.

One of the standout features of this lovely home is the large outbuilding at the rear, providing ample space for storage or potential for conversion into a home office or studio. The rear garden offers a tranquil retreat, perfect for relaxing or entertaining guests on sunny afternoons.

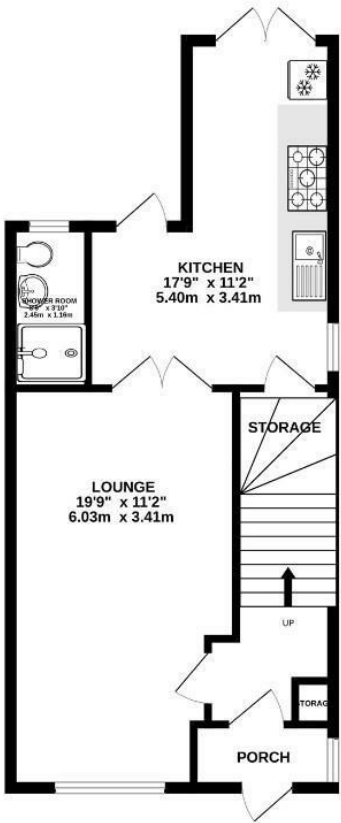
Parking is a breeze with space for 3 vehicles, a rare find in this bustling city. The double extension to the rear adds valuable living space and versatility to the property, allowing for various layout options to suit your needs.

Conveniently located close to local amenities, this property offers the best of both worlds - a peaceful residential setting with easy access to shops, schools, and transport links.

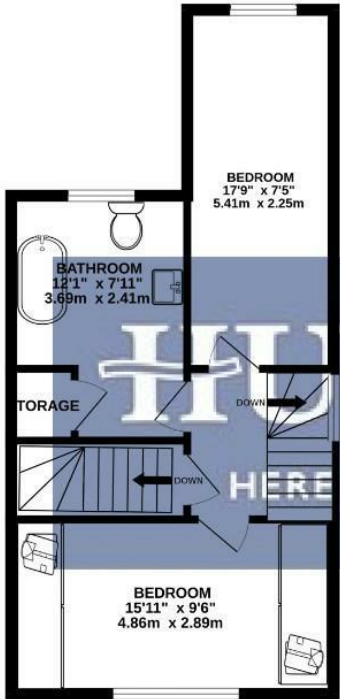
Don't miss out on the opportunity to make this charming house your new home in vibrant Bristol. Call Hunters today on 0117 9723948 to arrange your internal viewing.

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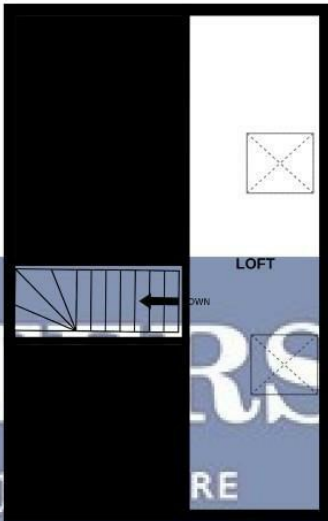
GROUND FLOOR
510 sq.ft. (47.3 sq.m.) approx.



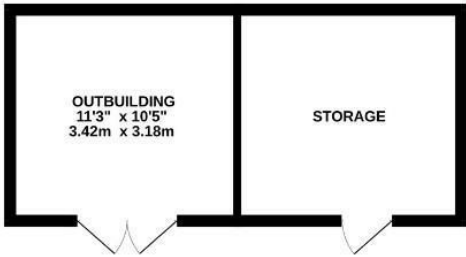
1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



3RD FLOOR
233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1422 sq.ft. (132.1 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	83	England & Wales	EU Directive 2002/91/EC	

Entrance Porch

Composite entrance door, uPVC window to side, tiled flooring

Entrance Hall

Stairs to first floor, cupboard housing meters, tiled flooring

Lounge

uPVC double glazed window to front, feature fireplace, radiator, double doors opening into the kitchen/dining room

Kitchen/ Dining Room

uPVC double glazed window to side, range of wall and base units with work surface above, sink drainer, space for upright fridge freezer, space for range cooker, integrated dishwasher, plumbing for washing machine, understairs storage cupboard, radiator, tiled flooring, uPVC door & uPVC double glazed patio doors leading to the rear garden

Shower Room

uPVC double glazed window to rear, shower cubicle with mixer shower, vanity wash hand basin & low level w.c, tiled flooring

Landing

uPVC double glazed window to side, carpet, stairs to loft room

Bedroom one

uPVC double glazed window to rear, radiator, carpet

Bedroom Two

uPVC double glazed window to front, fitted wardrobes, radiator, carpet

Bathroom

uPVC double glazed window to rear, roll top bath, wash hand basin, w.c, storage cupboard, towel radiator, tiled flooring

Loft Room

2 X Skylights, carpet

Rear Garden

Enclosed rear garden with gated side access, lawn area,


Off Street Parking

Situated to the front and side of the property providing parking for 3 cars

Outbuilding

Situated to the rear of the garden

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	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
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(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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.









