



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

35 Millbrook Avenue, Bristol, BS4 4SU

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£350,000

**\*\*OPTION TO PURCHASE THE FREEHOLD\*\*** Please enquire for more details

Nestled in the quiet cul-de-sac of Millbrook Avenue, Bristol, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With its origins dating back to the 1930s and 1950s, the property exudes character while providing modern living spaces suitable for families or professionals alike.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, allowing for a seamless flow between the living areas. The house boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. Additionally, there are two bathrooms, ensuring that morning routines are hassle-free for everyone in the household.

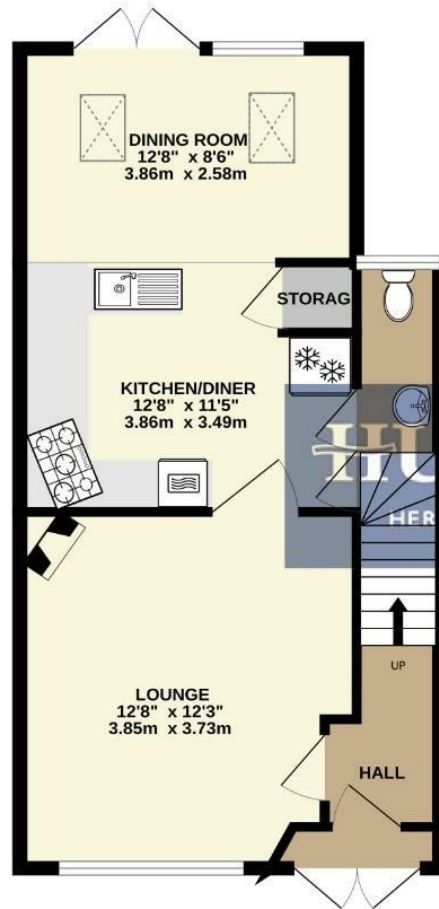
One of the standout features of this property is the parking space available for two vehicles, a valuable asset in this suburban area. The location is particularly appealing, as it is in close proximity to Eastwood Farm and the picturesque Beeses Tea Gardens, perfect for leisurely strolls or enjoying a delightful afternoon tea.

This home presents an excellent opportunity for those seeking a property that combines historical charm with modern amenities. Whether you are looking to settle down in a quiet community or invest in a promising area, this house on Millbrook Avenue is certainly worth considering. To appreciate all that this property has to offer call Hunters today on 0117 9723948 to arrange your internal viewing

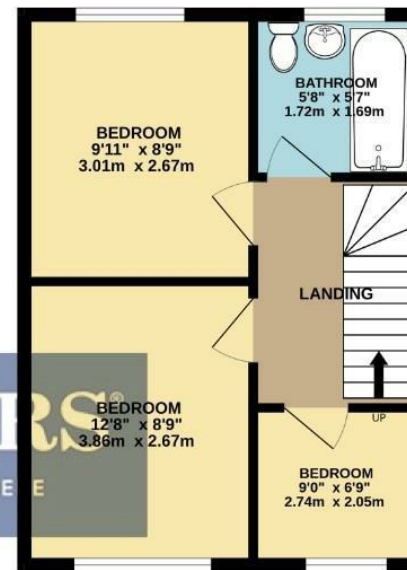
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knowle.bristol@hunters.com | www.hunters.com



GROUND FLOOR



1ST FLOOR



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.  
Made with Metrolix 6/2025.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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### Leasehold

900 Years left on the lease

£4.25 per annum

Option to purchase the Freehold for £950, the sellers are happy to compensate the buyer for for this amount

### Entrance Hall

uPVC double glazed entrance door, laminate flooring, cupboard housing meters, radiator, stairs to first floor

### Lounge

uPVC double glazed bay window to front, log burner with feature surround, radiator, carpet

### Kitchen/ Dining

Open plan with a range of wall and base units, sink drainer, 5 burner gas hob, fitted ovens, space for american sty e fridge freezer, integrated dishwasher, storage cupboard with plumbing for washing machine opening through to the dining area, uPVC double glazed window and patio doors leading to the rear garden, wood effect flooring throughout

### W.C

uPVC double glazed window to rear, w.c , wash hand basin, tiled flooring

### Landing

Loft access- loft is fully boarded carpet, doors to rooms

### Bedroom One

uPVC double glazed window to front , radiator, carpet

### Bedroom Two

uPVC double glazed window to rear, fitted wardrobes housing combi boiler, radiator, carpet

### Bedroom Three

uPVC double glazed window to front, radiator, carpet

### Bathroom

uPVC double glazed window to rear, three piece suite with mixer shower over bath, radiator, vinyl flooring


### Rear Garden

Fully enclosed with gated rear access, mainly laid to lawn with an option for the sellers to add a patio area on request, large outbuilding situated to the rear

### Off Street Parking

Situated to the front of the property providing parking for at least one car

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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.











