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22 Draydon Road, Bristol, BS4 1SX

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Guide Price £250,000

**\*\* NO ONWARD CHAIN\*\*** Situated on Draydon Road in Bristol, this semi-detached house presents a remarkable opportunity for those seeking a renovation project. With a generous living space of 753 square feet, this property boasts three well-proportioned bedrooms, making it ideal for families or those looking to create a comfortable home.

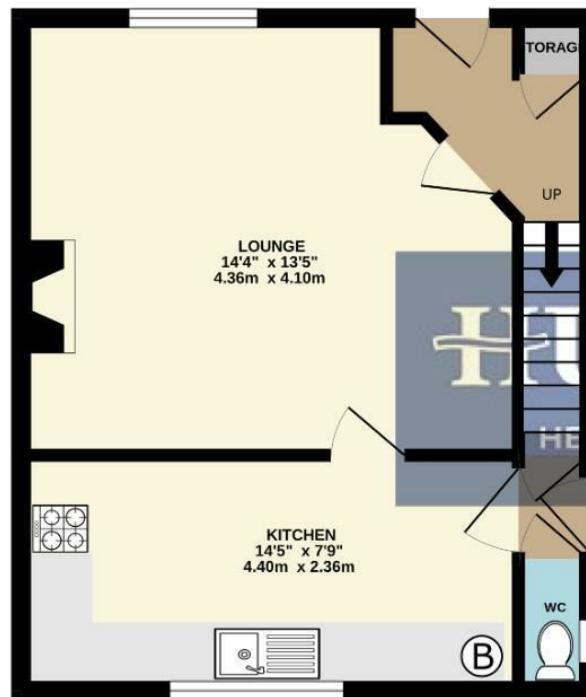
Dating back to in between the 1930s and 1950s, the house retains a sense of character and potential, waiting for the right owner to breathe new life into it. The layout offers a blank canvas for creative minds, allowing you to design your dream living space tailored to your personal taste.

The property features off-street parking for one vehicle that adds convenience, and a valuable asset in this bustling area. The rear garden provides a delightful outdoor space, perfect for relaxation or entertaining guests during the warmer months.

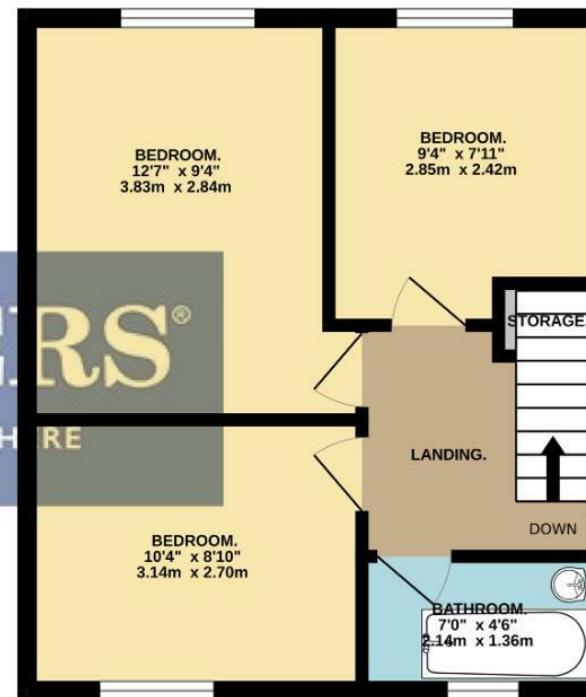
Situated in a well-established neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families or first-time buyers. With its potential for transformation and prime location, this property is not to be missed.

Contact us today on 0117 972 3848 or [Knowle.bristol@hunters.com](mailto:Knowle.bristol@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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

## Driveway

Situated to the side of the property providing off street parking.

## Hallway

Entrance door to front elevation, Cupboard housing meters, Stairs to first floor, Door to lounge, Tiled floor.

## Lounge

14'3" x 13'5"

Double glazed window to front elevation, Fire with feature mantle surround, Door to kitchen, Radiator, Carpet.

## Kitchen

14'5" x 7'8"

Double glazed window to rear elevation, Range of wall and base units with workspaces above, Space for cooker, Space for upright fridge freezer, Plumbing for washing machine, Door to W/C, Door to understairs storage, Door to Garden, Boiler, Radiator, Tiled floor.

## W/C

Double glazed window to side elevation, Low level WC, Radiator, Vinyl floor.

## Landing

Double glazed window to side elevation, Doors to rooms.

## Bedroom One

9'3" x 12'6"

Double glazed window to front elevation, Built in storage cupboards, Radiator, Carpet.

## Bedroom Two

10'3" x 8'10"

Double glazed window to rear elevation, Radiator, Carpet.

## Bedroom Three

9'4" x 7'11"

Double glazed window to front elevation, Built in storage, Radiator, Carpet.

## Bathroom

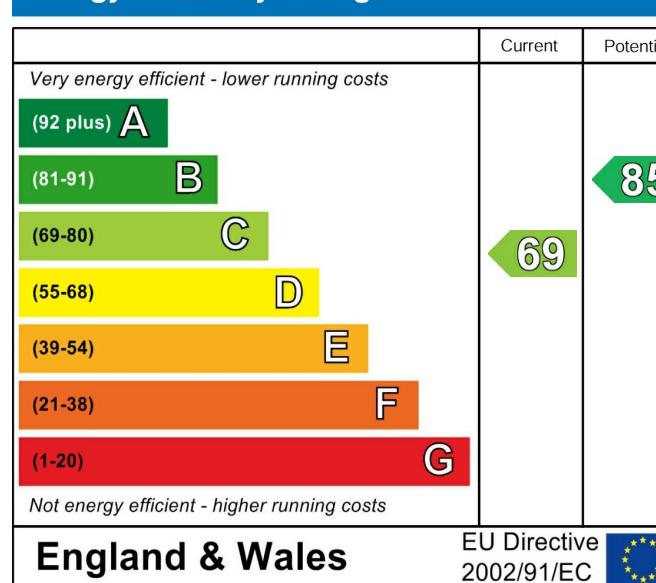
7'0" x 4'5"

Double glazed window to rear elevation, Panelled bath, Wash hand basin, Extractor fan, Radiator, Floorboards.

## Rear Garden

Enclosed via brick walls, Lawn area, Pathway leading to rear elevation, Side access via gate, Outbuilding currently used for storage.

## Energy Efficiency Rating



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.



