



- **Extended End Terrace Family Home**
- **Sitting Room & Separate Dining Room**
- **Conservatory / Lean to**
- **Good Size Rear Garden**
- **In Need of Updating**

- **Four / Five Bedrooms**
- **Further Reception Room / Home Office / Guest Bedroom**
- **Downstairs Cloakroom & Upstairs Shower Room**
- **Off Street Parking**
- **Energy Rating - D**

An extended end terrace family home offering an opportunity for the discerning buyer to make their mark on their new home. The accommodation comprises an entrance hall, a bay fronted sitting room, a separate dining room with an archway access into the kitchen and an further reception which forms part of the extension, this room could be used as a home office or guest room, particularly as there is a cloakroom adjoining. From the kitchen, there is a lean to / conservatory which overlooks the rear garden and on the first floor, there are three double bedrooms, a single bedroom and a family bathroom. Outside, the front garden is laid to hardstanding which provides off street parking for two cars and a sizable rear garden which is predominantly paved with establish flower & shrub beds and a garage which is access via a rear lane.

This family home is is very well-located for walking to North Street or to Ashton Gate for the rugby, football and live concerts. This area is popular for its popular shops and amenities and annual events such as 'Upfest', the nearby Harbourside Festival and Bristol International Balloon Fiesta. In addition, accessibility of the city centre makes this area popular with young professionals, commuters and those looking to enjoy the shops, bars and restaurants on North Street, including Sonny Stores, SOUK Kitchen, Cor and Kask wine. The Tobacco Factory, which includes a restaurant, a theatre and a popular Sunday Market is within walking distance, as is Greville Smyth Park and Ashton Court, ideal for dog walkers, mountain bikers, runners or just a stroll to escape the hustle & bustle of city life. For those who require frequent access out of the city, the property is also close to both Bedminster and Bristol Temple Meads train stations and a short walk to the Bristol Airport bus stop.

Living Room 12'3" x 8'9" (3.75 x 2.68)

Kitchen 17'6" x 7'4" (5.35 x 2.24)

Dining Room 12'3" x 10'4" (3.74 x 3.17)

Conservatory 9'4" x 8'5" (2.86 x 2.59)

Sitting Room 12'4" max x 7'5" max (3.78 max x 2.27 max)

Ground Floor Cloakroom 5'8" x 3'11" (1.74 x 1.20)

Bedroom One 12'3" x 10'5" (3.74 x 3.20)

Bedroom Two 12'3" x 12'1" (3.74 x 3.70)

Bedroom Three 13'10" x 7'5" max (4.22 x 2.27 max)

Shower Room 5'6" x 5'5" (1.68 x 1.67)

Tenure - Freehold

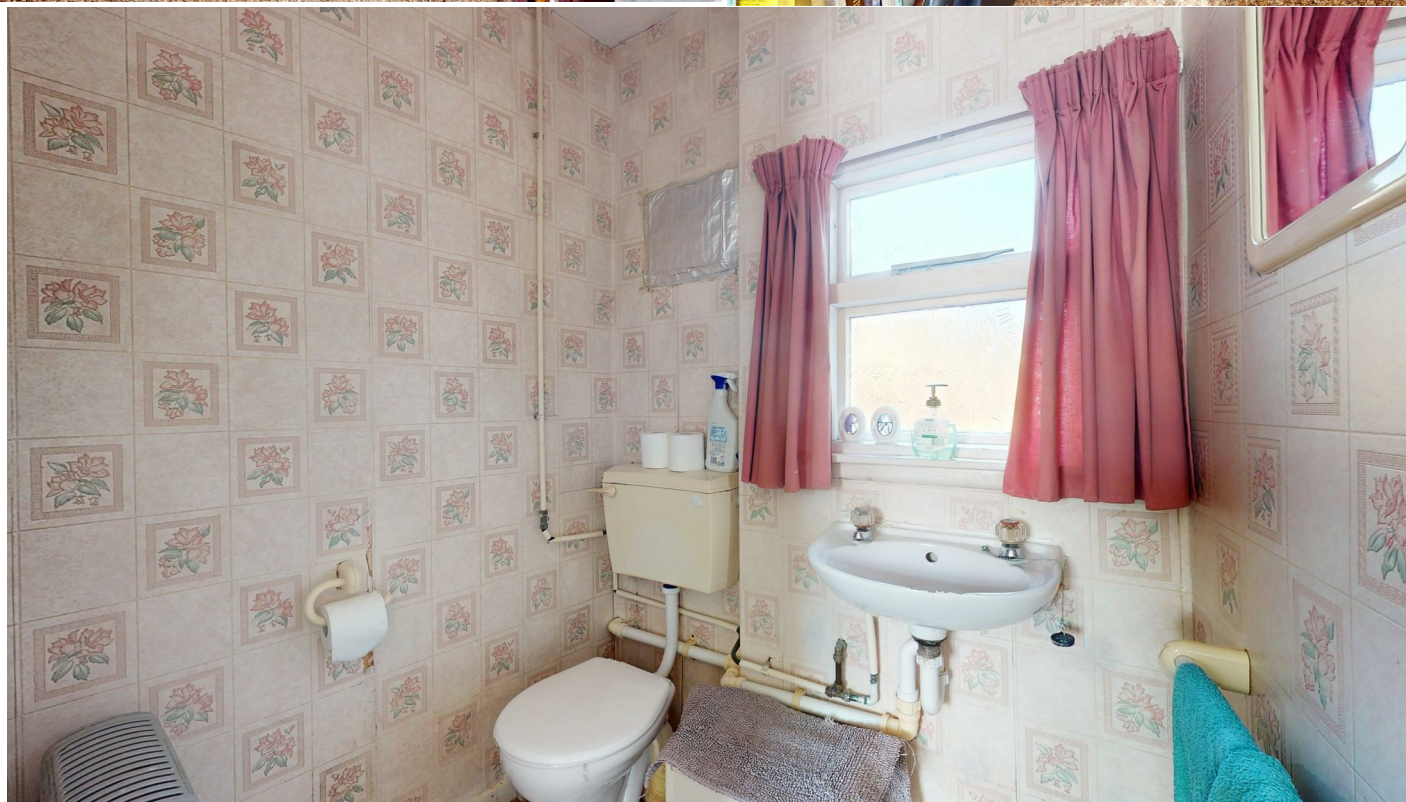
Council Tax Band - C









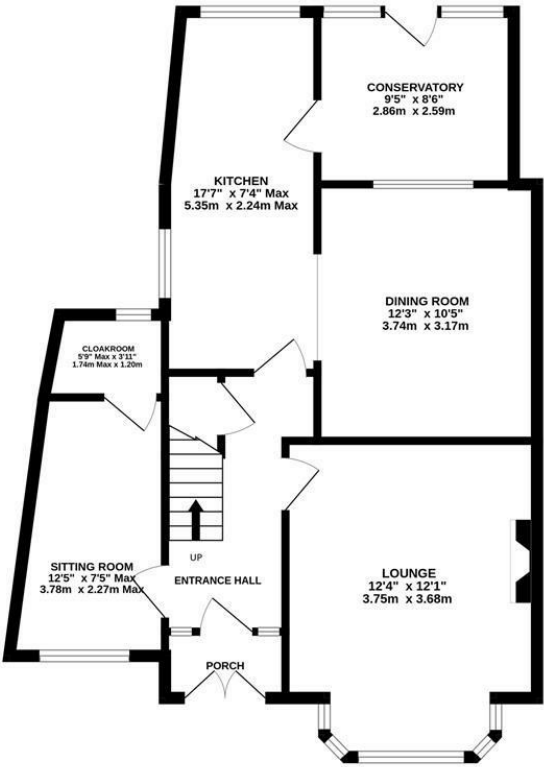








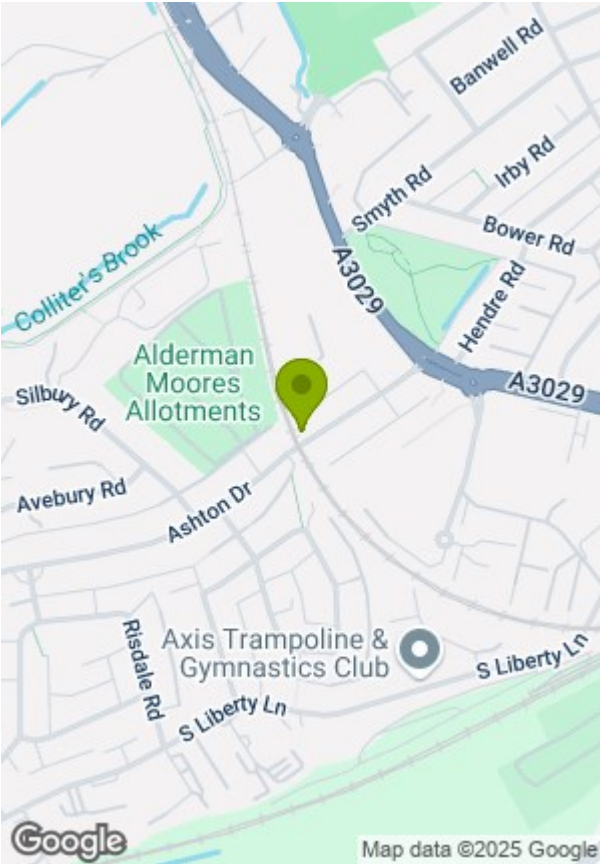
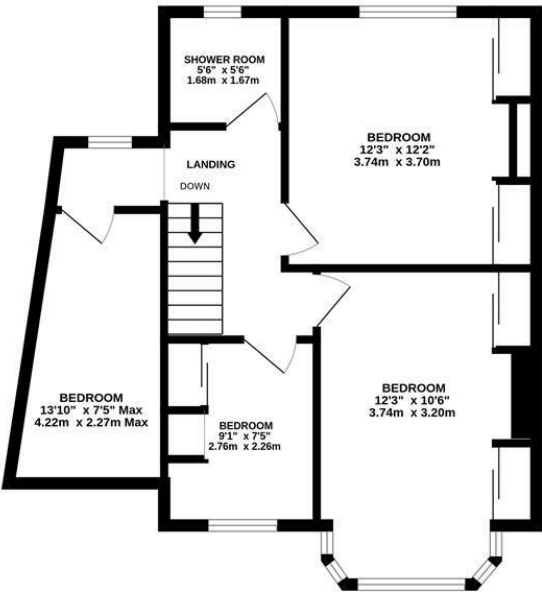
GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.1 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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1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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