



HUNTERS[®]
HERE TO GET *you* THERE

6 Netham Road, Redfield, Bristol, BS5 9PF

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£425,000

****STUNNING KITCHEN DINER!!**** With bi-fold doors opening onto a sunny South West facing garden! Situated on a quiet road in between St George & Netham Parks. Cycle track access & vibrant Church Road eateries close by. Internally two reception rooms alongside the huge bright kitchen diner complete with utility and coffee corners! Upstairs boasts two double bedrooms and a bathroom and newly converted loft space creating versatile additional space. The real wow factor here is the finish and condition - no improvements required! Please get in touch to arrange a visit.

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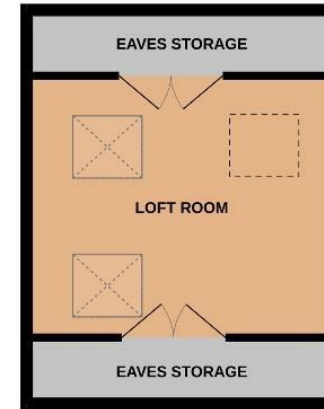
GROUND FLOOR



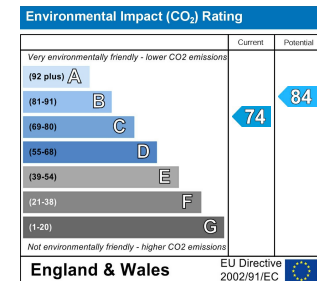
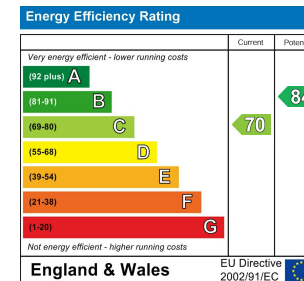
1ST FLOOR



2ND 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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FRONT DOOR

Recent composite door opening into entrance lobby, wall mounted cupboard housing meters

ENTRANCE HALL

Wood flooring, radiator, stairs to first floor, doors to

LOUNGE

14'2" x 11'2"

Double glazed bay window to front, radiator

DINING ROOM

Wood flooring, radiator, opening into

KITCHEN DINER

27'10" x 12'4" inc dining room

White units with wood work surface over, built in eye level double oven, hob, space for fridge freezer, utility alcove housing washing machine and tumble dryer.

Island with wood work surface, space for stools, inbuilt Belfast sink with mixer tap over, integrated dishwasher and storage space. Coffee alcove with shelving and power points, ample space for sitting/dining space in front of Bi-fold doors that look onto sunny garden. 4 Velux skylights bringing in lots of natural light.

STAIRS

Leading to first floor landing with doors to rooms and loft access with fitted drop down ladder

BATHROOM

8'9" x 6'9"

Three piece white suite comprising wc, wash hand basin with drawer storage beneath, L-shaped bath with central tap and shower head. Separate shower over, glass screen and tiled walls. Towel radiator, obscure glazed window to rear

BEDROOM ONE

14'3" x 11'1"

Double glazed window to front, wood flooring, radiator

BEDROOM TWO

11'8" x 9'4"

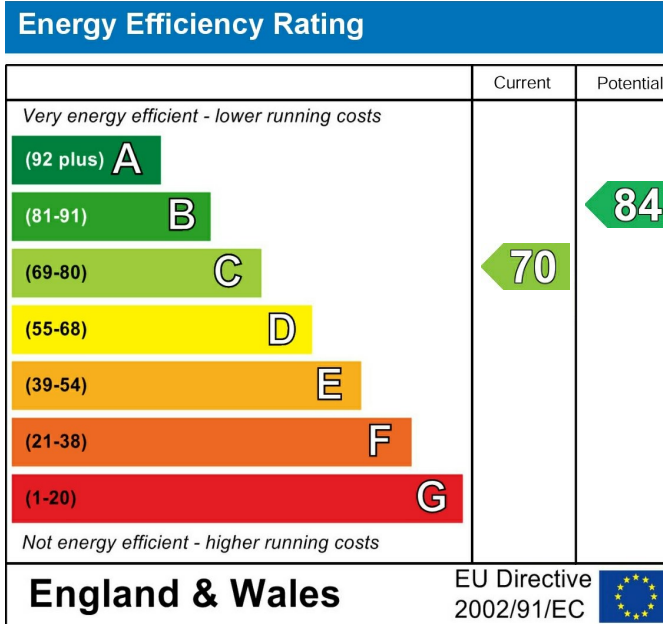
Double glazed window to rear, built in cupboard, wood flooring, radiator

LOFT

Ladder through hatch to newly converted space with Velux windows, masses of storage in the eaves and newly laid seagrass natural carpet (can be closed off when not in use)

GARDEN

South West facing low maintenance rear garden enclosed by fencing with patio and lawn



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.





