



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

47 Hudds Vale Road, St George, Bristol, BS5 7HW

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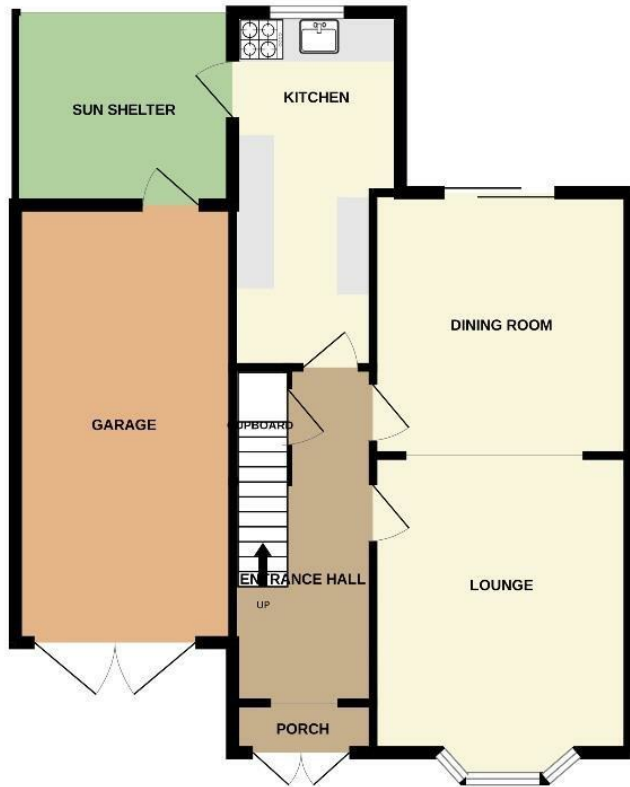
Offers In Excess Of £425,000

**\*\*THOUGHTFULLY RENOVATED THROUGHOUT\*\*** A perfect time to take on this peaceful property post a complete wonderful transformation. The bright spacious lounge diner opens onto a huge rear south facing garden complete with sheltered seating area and access to the attached garage. There is ample off street parking to the front. The renovated kitchen has new work surfaces, tiling and lighting. Upstairs are three well sized bedrooms and a stunning new bathroom. All this is sitting a short walk away from St George Park and Church Road amenities. Please make contact to attend the open house.

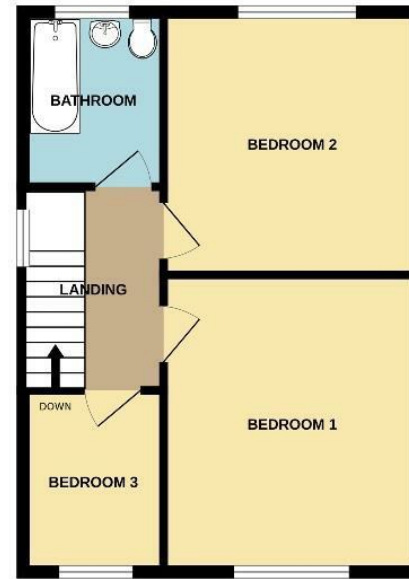
- High Standard Renovation
- Near St George Park & Orchard Cafe
- Lots of Natural Light & Well Sized Bedrooms
- Thoughtful Peaceful Finish Throughout
- Off Street Parking for 3 Cars & Garage
- Huge South Facing Garden
- Bright Lounge Diner Opening onto Garden
- Stunning New Bathroom & Kitchen
- Church Road Amenities & Schools Nearby
- New roof, boiler, insulation & electrics

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
easton@hunters.com | www.hunters.com

GROUND FLOOR

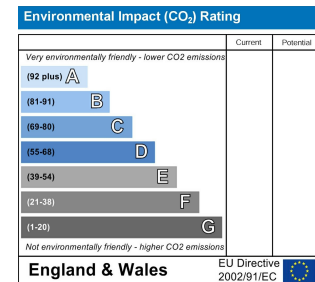
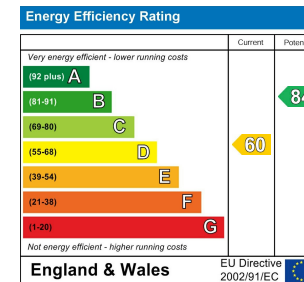


1ST FLOOR



3 BED SEMI-DETACHED

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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## SQUARE METRES

Total floor area 85 square metres

## FRONT DOOR

Double glazed double doors opening into

## PORCH

Original black and white tiles, wood doorway into

## ENTRANCE HALL

Stairs leading to first floor, under stairs storage cupboard, radiator, doors into

## LOUNGE

11'9" x 11'6"

Double glazed patio doors to rear garden patio area, feature fireplace, radiator, door into

## DINING ROOM

13'3" x 12'2"

Double glazed stained glass bay window to front, radiator, display alcove in chimney breast, exposed wood flooring, opening into

## KITCHEN

15'10" x 7'6"

New & thoughtfully renovated wall and base units with new work surface over, sink and drainer, tiled splash backs, space for two fridge freezers, dishwasher and oven, double glazed window to rear and door to side leading to sheltered area in garden and access to garage

## STAIRS

Leading to first floor landing with double glazed window to side, loft access and doors to

## BATHROOM

6'4" x 5'2"

New fitted suite comprising bath with shower over, glass screen, tiled walls with built in storage alcoves, wood surface with wash hand basin, wc, towel radiator, obscure window to rear

## BEDROOM TWO

12'5" x 10'2"

Double glazed window to rear, radiator

## BEDROOM ONE

11'4" x 8'8" to wardrobes

Double glazed window to front, radiator

## BEDROOM THREE

8'3" x 8'3"

Double glazed window to front, radiator

## GARDEN

Patio area, outdoor tap, step up to staggered lawn area with shed, sheltered area beside kitchen leading to


## GARAGE

Shelving for storage, power and plumbing for washing machine and space for additional appliances, double wood doors to front opening onto

## DRIVEWAY

Hard standing beside stone area creating off street parking

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.











