



HUNTERS[®]
HERE TO GET *you* THERE

55 Derwent Road, Bristol, BS5 7SJ

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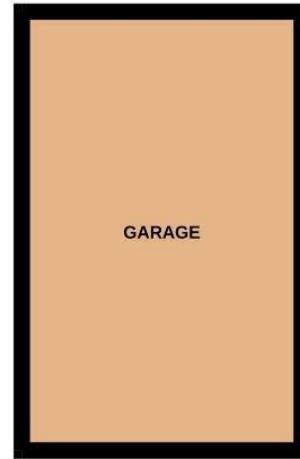
Offers In Excess Of £300,000

****CHAIN FREE - CORNER PLOT!!**** Detached Garage, Parking, Large Tree Lined Garden, Potential to Extend. This home is a blank canvas - not only ready to put your furniture in but also a lot of potential to improve, the garden is large and low maintenance but with space to the front and side there are many possibilities. Internally the lounge sits in front of the bright kitchen breakfast room giving access to the garden and shower room with new tiling and shower. Upstairs are three double bedrooms! All complemented by the recent boiler, upvc doors and new radiators. Situated in a wide quiet road in Speedwell. Please get in touch to have a look inside.

- Look at the Space & Potential!
- Chain Free & Ready to Go!
- Detached Garage
- Corner Plot
- Large Garden
- Gated Parking
- Good Condition - Recent Boiler
- Upgraded Shower Room
- Three Double Bedrooms
- New Radiators & Doors

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GROUND FLOOR

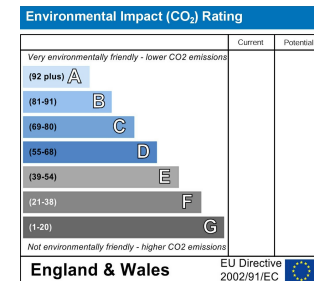
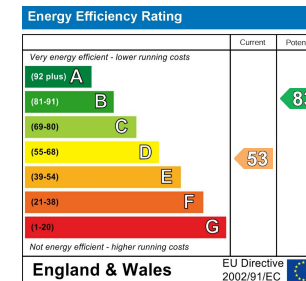


1ST FLOOR



3 BED END TERRACE

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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ENTRANCE HALL

Upvc front door opening into entrance lobby with wall mounted cupboards housing meters, stairs to first floor, door into

LOUNGE

13'8 x 13'5
Double glazed window to front, radiator, fireplace, door into

KITCHEN

10'9 x 9'10
Wall and base units with work surface over, sink and drainer, fitted oven and gas hob, tiled splash backs, space for three appliances, wall mounted Ideal combination boiler for heating (approx 18 months old), double glazed window and door to rear garden, doorway into

SHOWER ROOM

Newly tiled walls and floor, shower cubicle, wc, wash hand basin, tiled splash backs, new towel radiator, door to large under stairs storage cupboard, obscure glazed window to rear

STAIRS

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

BEDROOM ONE

16'11 x 10'3
Double glazed windows to front, built in storage alcove over stairs with hanging rail, radiator

BEDROOM TWO

13'3 x 8'3
Double glazed window to rear, cast iron fireplace, radiator

BEDROOM THREE

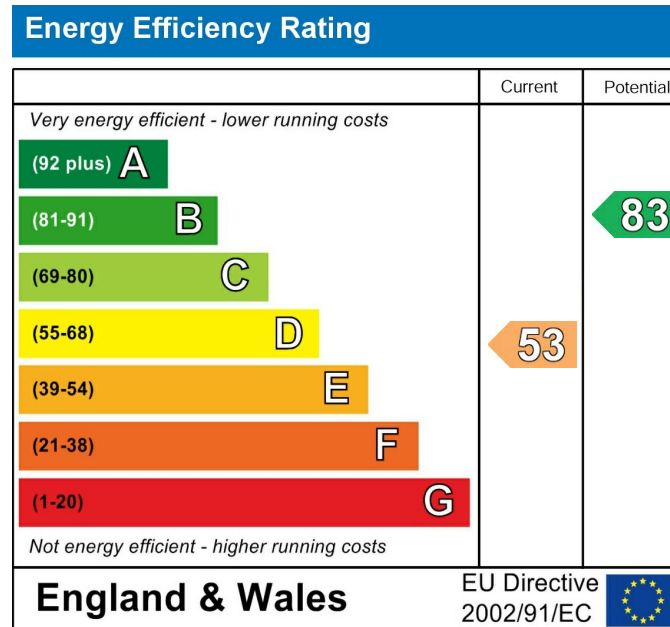
9'10 x 8'5
Double glazed window to rear, radiator

DETACHED GARAGE

Up and over door to hard standing for off street parking, Power and light inside

GARDEN

Front garden with hedges, flower beds, gate to street and double gates in front of drive, side access beside garage to rear garden, completely paved and enclosed by new fencing



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.





