



HUNTERS[®]
HERE TO GET *you* THERE

18 William Mason Close, Barton Hill, Bristol, BS5 0AY

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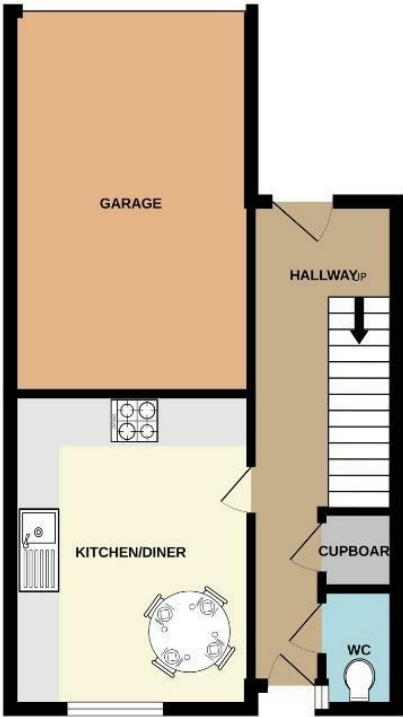
£325,000

****THREE FLOORS & THREE DOUBLE BEDROOMS!**** Nestled away in a quiet cul de sac with a tree lined green in front of the South West facing garden. Ideal for pets and children along with a park with basketball court to the rear. This bright & airy home comes with its own garage and driveway and has been beautifully maintained by the current owner. On the ground floor there's a kitchen diner and cloakroom and access to the gardens. The first floor offers a double bedroom and large lounge. The second floor provides two more double bedrooms and a new wet room. Making the layout very versatile. Complete with double glazing and warm air heating this home is ready to move into and also provides room for improvement to add value. The real bonus is the location behind the handy retail park with cinema and Old Market and Cabot Circus on the doorstep along with train station and motorway access.

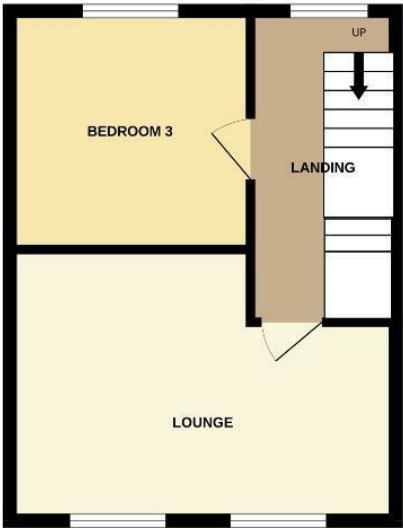
- Prime Central Bristol Location
- Retail Park & Old Market within Walking Distance
- Town House in Fantastic Condition
- Garage & Driveway
- Sunny Tree Lined Green in Front of Garden
- South West Facing Garden
- Park at the end of the Cul De Sac
- Three Floors & Three Double Bedrooms
- Beautifully Maintained Throughout
- New Wet Room

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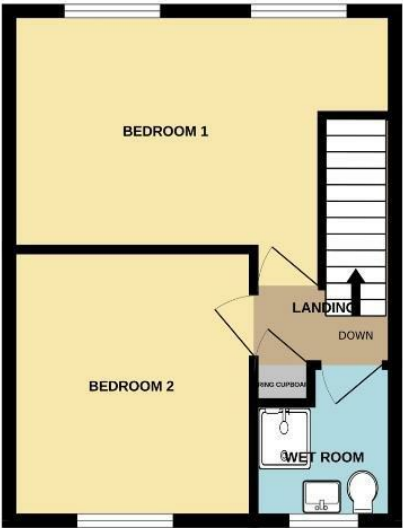
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3 BED MID 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

FRONT DOOR

Through garden to uPVC door opening into

ENTRANCE HALL

Stairs to first floor, doors to

STORAGE

Built in cupboard housing electric fuse box, under stairs storage space

CLOAKROOM

4'8" x 2'1"
Double glazed window to side, WC

KITCHEN DINER

12'2" x 8'2"
Wall and base units with work surface over, sink and drainer, fitted oven and hob, integrated fridge and freezer, space for washing machine, tiled splash backs to walls, tiled flooring, room for table and chairs, double glazed window to front

STAIRS

LOUNGE

14'7" x13'8"
Two double glazed windows to front

BEDROOM THREE

8'9" x 8'3"
Double bedroom with double glazed window to rear

STAIRS

Double glazed window to rear, stairs leading to second floor landing with loft access, built in cupboard housing water tank, doors to

WET ROOM

6'8" x 5'10"
Newly fitted last year, waterproof wall panels and flooring, shower, tiled walls, wc, wash hand basin with vanity unit beneath, obscure glazed window to front

BEDROOM TWO

12'7" x 6'10"
Double bedroom with double glazed window to front

BEDROOM ONE

14'7" x 9'11"
Two double glazed windows to front

GARDEN

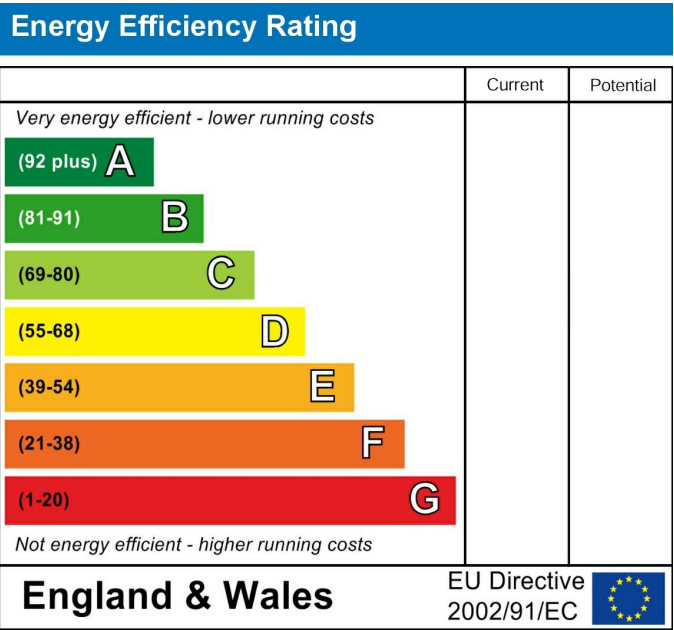
South West facing with grey decked seating area, lawn, flower beds, enclosed by fencing and gate giving access to front lawn between neighbouring properties with trees and access to front of property

PARKING

Hard standing with stone flower bed area to side, double gates, access to

GARAGE

Up and over door to integral garage



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.

