



HUNTERS[®]
HERE TO GET *you* THERE

15 Newton Street, St Judes, Bristol, BS5 0QZ

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£325,000

****2 BEDROOMS, 2 BATHROOMS & GENEROUS GARDEN!**** The location here is so cool - St Judes is on the edge of Frome Gateway Regeneration within walking distance of Cabot Circus! This home used to be a three bed so now has a large upstairs bathroom and two generous double bedrooms along with an extra shower room! Ideal for sharers or guests. Downstairs provides two reception rooms along with a kitchen leading to the sunny conservatory opening onto a private green garden. Please come along and have a look inside.

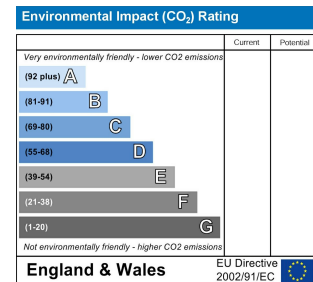
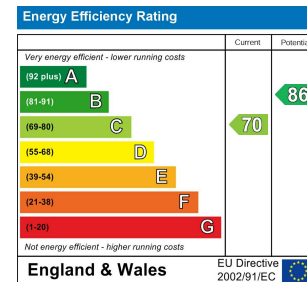
- Solar Supported Hot Water
- Two Reception Rooms & Conservatory
- Generous Green Garden
- Wood Flooring
- Two Double Bedrooms
- Upstairs Bathroom & Shower Room
- Walking Distance to Central Bristol
- Great Transport Links
- Permit Parking
- Frome Gateway Regeneration

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2 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplans 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

Steps up to the front door with garden to side and door into

ENTRANCE HALL

Internal porch, door into hallway with wall mounted meters, radiator, doors to rooms, dog leg stair case to the right with coat and shoe space beside

LOUNGE

13'6" x 11'9"
Double glazed bay window to front, radiator, tiled fireplace, under stairs storage cupboard, radiator

SITTING/DINING ROOM

14'9" x 12'5"
Double glazed French doors to rear garden, tiled fireplace, radiator, under stairs storage cupboard, door into

KITCHEN

11'5" x 6'9"
Wall and base units with work surface over, sink and drainer, tiled splash backs, fitted double eye level oven and electric hob, space for fridge freezer & washing machine, two double glazed windows to side and door into

CONSERVATORY

10'1" x 9'1"
Double glazed windows to side and rear, wall lights, patio doors to garden, glass roof

STAIRS

Leading to first floor landing with door to shower room midway in staircase, window from storage cupboards above in bedrooms, Velux skylight over landing, loft access and doors to bedrooms

SHOWER ROOM

Fully tiled, corner shower cubicle, wc, wash hand basin, sliding door

BEDROOM ONE

15'1" x 11'1"
Double glazed window to front, radiator, exposed wood flooring, over stairs storage cupboard

BEDROOM TWO

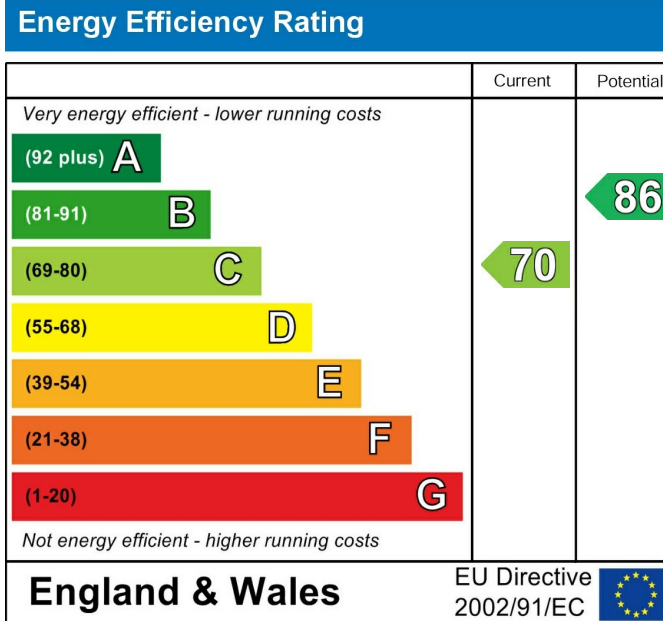
12'4" x 10'9"
Double glazed window to rear, radiator

BATHROOM

11'5" x 6'7"
Double glazed window to rear, three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, radiator

GARDEN

Well established private green space with path through flower beds to seating area



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.



