



HUNTERS[®]

HERE TO GET *you* THERE

9 William Street, Redfield, Bristol, BS5 9EF

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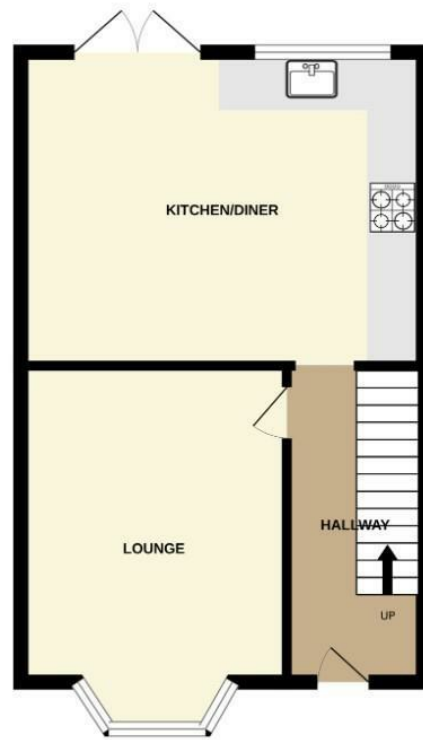
Offers In Excess Of £375,000

****LOOK AT THE LOCATION! RIGHT BETWEEN REDFIELD & WHITEHALL**** Sitting in a quiet road steps away from St George Park & Church Road amenities. Internally you must see the space created by the new loft room - a huge bright double bedroom complementing the two other double bedrooms, first floor bathroom, bay fronted lounge and kitchen diner that's ideal for families and entertaining opening onto the low maintenance garden via French Doors. This home needs no improvements in our opinion brimming with lots of colour and personality! Please get in touch to attend the open houses.

- Look at the New Loft Conversion
- Three Double Bedrooms Over Three Floors!
- First Floor Bathroom
- Colourful Family Kitchen Diner
- Bay Fronted Cosy Lounge
- Ideal Location Between Redfield & Whitehall
- Quiet Street Near Church Road Amenities
- Lovely Condition Throughout - A Happy Home
- On Bus Route & Close to St George Park
- Vendor Has Secured Chain Free New Home

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

FRONT DOOR

Green composite door with frosted glass windows opening into

ENTRANCE HALL

Stairs to first floor, under stairs storage space, engineered oak flooring flowing into kitchen diner, doorways to

LOUNGE

14'0" x 10'5"
Double glazed bay window to front, radiator, fireplace alcove in chimney breast with wood mantel beam

KITCHEN DINER

15'9" bx 12'11"
White wall & base units with solid wood work surface over, cupboard housing new combination boiler for heating, two bowl Belfast sink with mixer tap over, tiled splash backs, integrated dishwasher, space washing machine and oven, stainless steel splash backs and extractor fan over, double glazed window to rear, space for table and chairs in dining area, double glazed French doors to rear garden

STAIRS

Leading to first floor landing with new grey carpet flowing into bedrooms and stairs to second floor (loft), column radiator, doors to

BATHROOM

8'8" x 6'
Three piece white suite comprising wc, wash hand basin, bath with shower over, part tiled walls, towel radiator, obscure glazed window to rear

BEDROOM THREE

11'7" x 9'10"
Double glazed window to front, radiator

BEDROOM TWO

12'2" x 9'5"
Double bedroom, double glazed window to rear, radiator

STAIRS

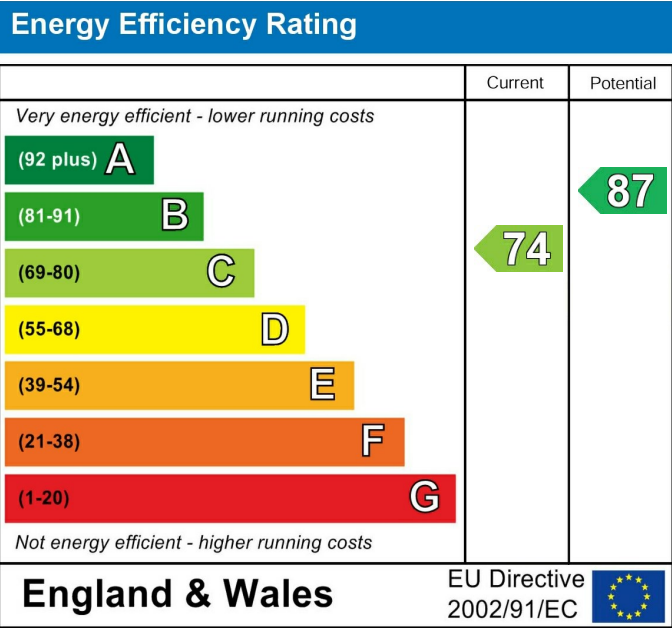
Leading to second floor landing with Velux skylight, and door to

BEDROOM ONE (LOFT)

19'4" x 11'10"
Recent conversion including dormer, lots of space and light, storage in the eaves, built in wardrobe with mirror sliding doors, ample space for bedroom and home office furniture

GARDEN

Paved with Indian sand stone leading to decked 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.









