

# HUNTERS®

HERE TO GET *you* THERE



## William Street

Redfield, Bristol, BS5 9EF

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.





**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" (4.27m x 3.18m)  
Double glazed bay window to front, radiator, fireplace alcove in chimney breast with wood mantel beam

**KITCHEN DINER** 15'8" bx 12'11" (4.80m bx 3.94m)  
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** 8'7" x 6'0" (2.64m x 1.83m)  
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" (3.54 x 3.02)  
Double glazed window to front, radiator

**BEDROOM TWO** 12'2" x 9'4" (3.71m x 2.87m)  
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" (5.9 x 3.63)  
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

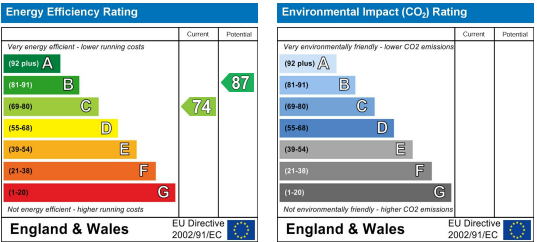
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.