



HUNTERS[®]
HERE TO GET *you* THERE

22 Tetbury Road, Bristol, BS15 8AS

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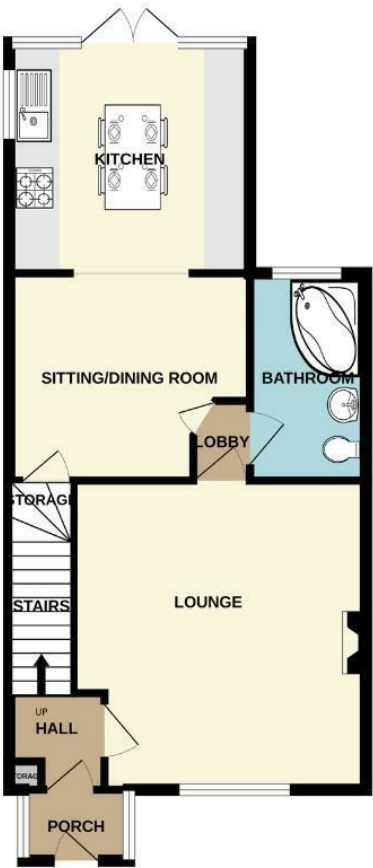
£280,000

****WEST FACING LARGE GARDEN!!**** Paved gated driveway and side access beside this extended spacious family home. Chain free and ready to move in with potential to improve and add value! The kitchen to the back of the property sits in front of two reception rooms and a bathroom and has French doors opening onto the garden. There are three generous bedrooms, the master is huge and comes complete with a shower and en-suite WC. Also boasting a good boiler and double glazing this is a well maintained home ready to live in and put your own stamp on it. Please get in touch to arrange an internal inspection.

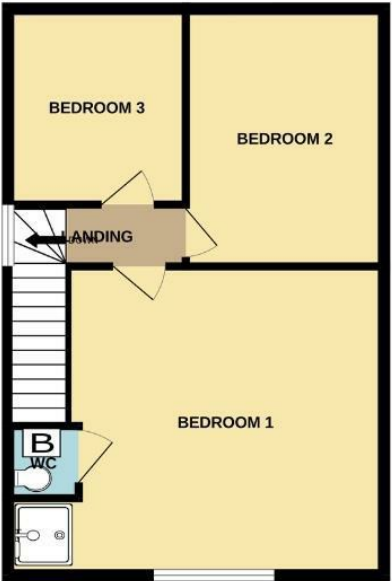
- Large West Facing Garden
- Chain Free Home
- Gated Paved Driveway
- Two Reception Rooms & Kitchen Diner
- Bathroom & En-Suite
- Three Generous Bedrooms
- St George Kingswood Borders
- Gated Side Access
- Potential to Improve & Modernise
- Good Liveable Condition

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GROUND FLOOR

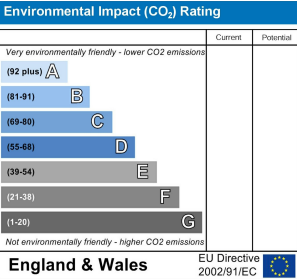
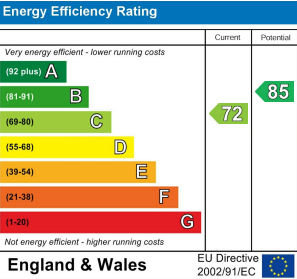


1ST FLOOR



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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FRONT DOOR

uPVC door opening into bright spacious porch with double glazed windows to side and front, tiled floor, door into

ENTRANCE HALL

Cupboard housing meters with storage space, stairs to first floor, door into

LOUNGE

15'0" x 13'5"
Double glazed window to front, radiator, stone fireplace, door into lobby with doors to

BATHROOM

9'6" x 3'6"
Jacuzzi bath with seat and mixer tap shower head over, wash hand basin with vanity unit beneath, wc, towel radiator, obscure glazed window to rear

DINING ROOM

12'2" x 9'6"
Under stairs storage cupboard with light, radiator, opening into

KITCHEN

11'10" x 9'11"
Wood wall and base units with work surface over, sink and drainer, fitted electric hob with extractor fan over, built in double eye level oven, integrated fridge freezer, space for washing machine and tumble dryer, tiled flooring, space for central table and chairs, double glazed windows to side and rear, French doors to garden

STAIRS

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

BEDROOM ONE

13'4" x 11'10"
Double glazed window to front, radiator, built in shower cubicle, folding door into

EN-SUITE

Wc, wash hand basin, wall mounted Valliant combination boiler for heating

BEDROOM TWO

12'11" x 8'0"
Double glazed window to rear, radiator

BEDROOM THREE

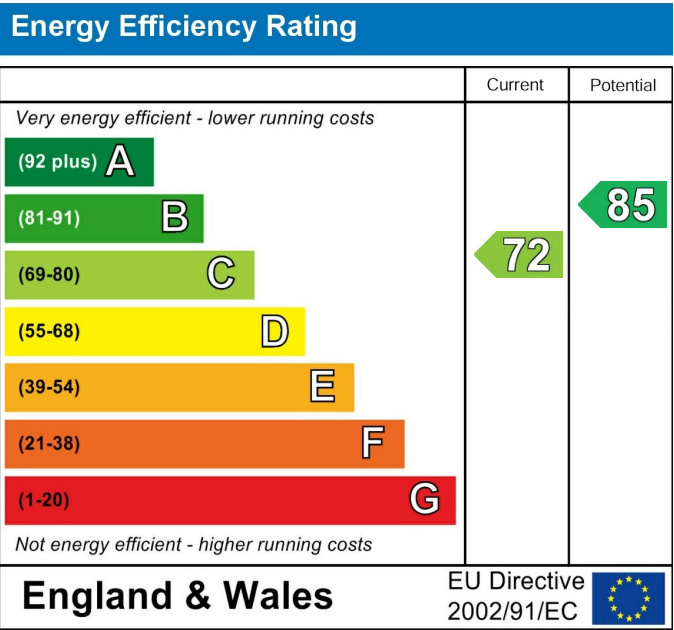
9'6" x 8'0"
Double glazed window to rear, radiator

GARDEN

West facing large garden with trees to the end creating privacy, path to shed,, lawn to sides, patio, gate leading to stone area beside the house and access to

PARKING

Paved driveway providing off street parking, vehicle and pedestrian gate access



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.









