



**Connells**

Hayward Road  
Barton Hill Bristol





## Property Description

A Victorian Terraced House situated in the popular area of Redfield within close proximity of Church Road and all its amenities as well as Netham Park playing field, St George Park, excellent access for commuting and a short distance into the city centre. Having the added bonus of having NO ONWARD CHAIN.

## Entrance

UPVC double glazed front door leading into the entrance hallway.

## Hallway

Central heating radiator, stairs rising to the first floor, cupboard housing electric meter and circuit breaker and gas meter.

## Lounge / Diner

29' 2" into bay x 16' 2" to under stairs recess (8.89m into bay x 4.93m to under stairs recess )

Coved ceiling, two decorative ceiling rose, UPVC double glazed bay window to the front aspect, central heating radiator, under stairs recess space, fitted gas flame fire with a marble surround and hearth with decorative mantle over, UPVC double glazed patio door leading out into the rear garden and an arch leading through into the kitchen.

## Kitchen

18' x 5' 10" ( 5.49m x 1.78m )

UPVC double glazed window to the side aspect, UPVC double glazed door leading out into the rear garden, central heating radiator, space for a fridge/freezer, extensive range of base units and drawers with rolled-edge worktops over with tiled splashbacks, integrated oven and grill with an inset five ring gas hob with an extractor hood above, range of matching wall units, one and a half bowl sink unit and drainer with a pull-down shower head attachment with mixer tap, space and plumbing for a washing machine.

## Inner Hallway

Kitchen opens up through to the inner hallway which has tiled flooring and folding door through into the bathroom.

## Bathroom

Bathroom has central heating radiator, UPVC double glazed obscured glass windows, tiled floor, tiled walls, bath with twin grip handles with electric shower over, low level WC and vanity sink unit with cupboards underneath.

## Landing

Over staircase storage and hatch given access to loft storage space.

### Bedroom One

13' 3" max into recess front of wardrobe x 13' 1" (4.04m max into recess front of wardrobe x 3.99m )

Two UPVC double glazed windows to the front aspect, central heating radiator, wall to wall fitted wardrobes comprising hanging rails with built-in shelving.

### Bedroom Two

12' 11" x 9' 2" (3.94m x 2.79m)

UPVC double glazed window to the rear aspect, central heating radiator and laminate flooring.

### Bedroom Three

10' x 6' 6" (3.05m x 1.98m )

UPVC double glazed window to the rear aspect and a central heating radiator.

### Outside

To The Front

Small paved front garden.

To The Rear

Rear garden is partly paved, partly decked, enclosed with walls, steps leading down to the garage.

### Garage

22' x 16' 6" ( 6.71m x 5.03m )

Over size garage with electric roller door, power and lighting.

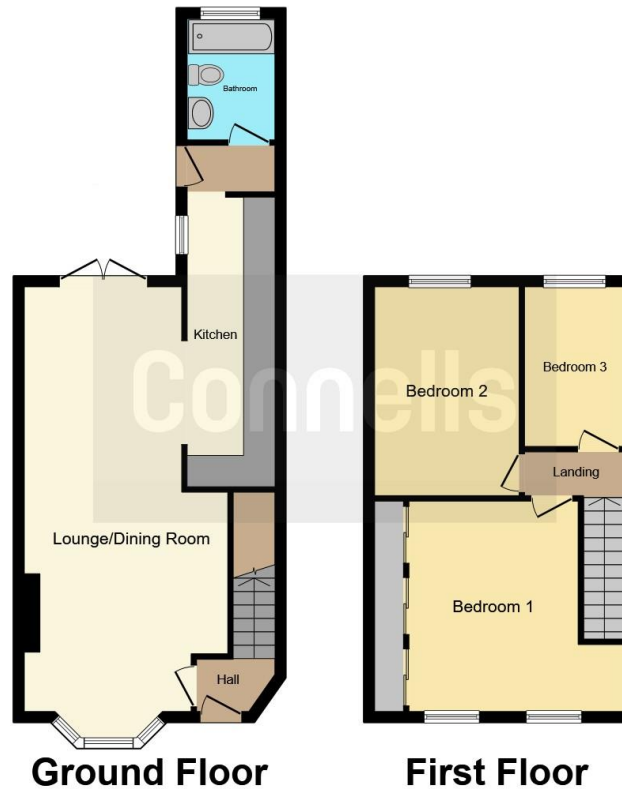












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**EPC Rating: E**

Tenure: Freehold

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Property Ref: KWD310107 - 0003