



Hudds Vale Road  
Bristol BS5 7HL

for sale offers in excess of  
**£425,000**



## Property Description

We are delighted to be introducing this 3 bedroom, extended mid terraced family home to the market. Situated in the ever-popular Hudds Vale Road, close to public open green spaces, excellent schools and local shops and amenities, excellent bus routes and neighbouring major transport rail and motorway links,

This property has been extended to the ground floor and now offers a beautiful kitchen/breakfast/dining room with French style doors to the enclosed rear garden. Three bedrooms with family bathroom, a downstairs wc and large detached garage with a roller shutter door at the end of the garden with rear pedestrian access from the garden. Combined, these features ensure this house is ready and waiting for the new owners to move in and make it their family home. \*\*\* PROPERTIES IN THIS LOCATION ARE ALWAYS POPULAR SO CALL US TO BOOK YOUR VIEWING APPOINTMENT \*\*\*

## Entrance

UPvc double glazed door the entrance porch

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UPvc double glazed door the entrance porch with wooden and obscure glazed door to the entrance hall

## Entrance Hall

Stairs to first floor and landing, meter cupboard, radiator

## Downstairs Cloaks

Comprising low level wc, pedestal wash hand basin, radiator.

## Kitchen/Breakfast/Diner

19' 7" x 19' max ( 5.97m x 5.79m max )

Extended kitchen comprising an extensive range of wall and base units with worktops over, additional freestanding island providing a lovely communal seating area for gatherings and additional worktop space, plumbing for an automatic washing machine, 2 velux windows to the rear aspect, UPvc double glazed window to the rear aspect, x 2 radiators French style door with glass panel tall windows to each side onto the enclosed, established rear garden. \*\* Vendor comment:the 'Worcester' boiler is in the wall unit and is currently serviced by British Gas annually,

## Living Room

13' 2" into bay x 12' 3" max ( 4.01m into bay x 3.73m max )

UPvc double bay window to the front aspect, radiator.



## Upstairs

### Bedroom One

11' 4" x 11' 1" ( 3.45m x 3.38m )  
UPVc double glazed window to the front aspect, radiator, walk-in shower cubicle with independent electric shower inset.

### Bedroom two

12' 1" x 10' 1" ( 3.68m x 3.07m )  
UPVc double window to the rear aspect, radiator, tall, shelved storage cupboard.

### Bedroom Three

8' 2" x 7' 5" ( 2.49m x 2.26m )  
UPVc double glazed window to the front aspect, radiator.

### Shower Room

Comprising walk-in shower cubicle with independent electric shower inset, low level wc, pedestal wash hand basin, UPVc double glazed obscure window to the rear aspect.

## Outside

### Front

Pathway to the front porch with gate and wall enclosure.

### Rear

Established and enclosed with outbuildings, patio area and pathway to the pedestrian access to the detached garage at the end of the garden.

### Garage

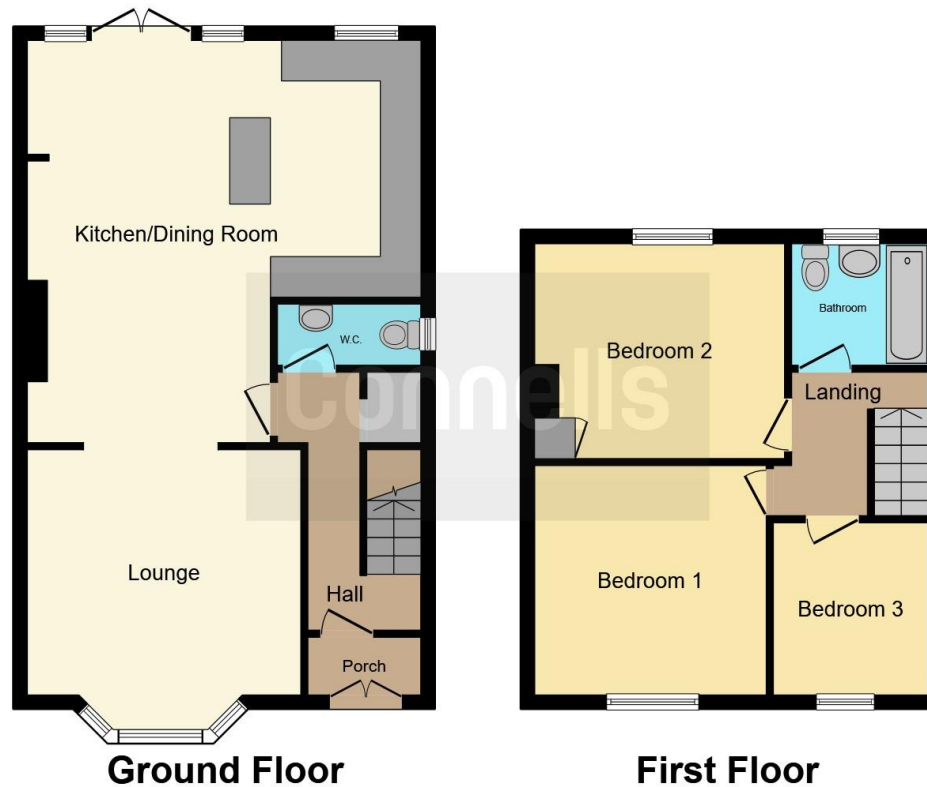
Double size garage with electric roller shutter door.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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