



**Bristol Road,
Hambrook, BS16 1RY**

**PRICE: Guide Price
£495,000**

Property Features

- End Of Terrace Period Property
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Kitchen Breakfast Room
- Downstairs Shower Room
- Upstairs Bathroom
- Off Street Parking
- Popular Location
- Additional Land Included

Full Description

Entrance Hallway

Beam, stairs rising to the first floor landing, under stairs storage cupboard, ceiling spot lighting.

Reception Room/Bedroom Four

11'3 x 10'8 (3.43m x 3.25m)

Sash window to the front, beam, electric heater.

Reception Room

11'3 x 11'2 (3.43m x 3.40m)

Sash window to the front, beam, ceiling spot lighting, electric heater, telephone point, exposed stone walling.

Kitchen/Breakfast Room

11'8 x 11'2 (3.56m x 3.40m)

Window to the side, base units with wooden work-surfaces over, inset Belfast sink with mixer tap over, integrated dishwasher, integrated fridge, built in electric oven and hob with extractor hood over, built in breakfast bar, ceiling spot lighting, electric heater.

Shower Room

Built in shower cubicle with shower over, low level w.c., pedestal wash hand basin, access to the loft space, wall mounted heated towel rail.

Reception Room

13'4 x 10'8 (4.06m x 3.25m)

Window and door to the side giving access to the garden, beam, electric heater.

Boiler/Utility Room

7'10 x 6'9 (2.39m x 2.06m)

Door to the garden, hot water cylinder, electric heater.

Landing

Window to the rear, beam.



Bedroom
 15'1 x 11'3 (4.60m x 3.43m)
 Sash window to the front, electric heater, ceiling spot lighting, beam.

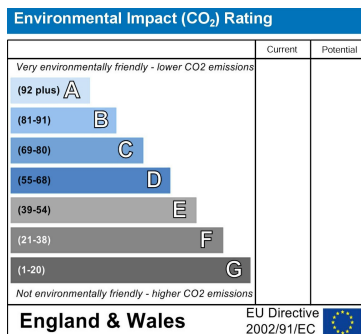
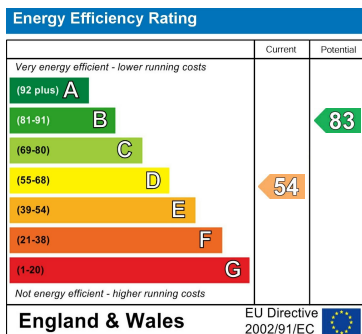
Bedroom
 11'8 x 10'8 (3.56m x 3.25m)
 Window to the side, beam, ceiling spot lighting, electric heater, access to the loft space.

Bedroom
 11'10 x 10'6 (3.61m x 3.20m)
 Sash window to the front, electric heater, built in storage cupboard with shelving, feature fire surround.

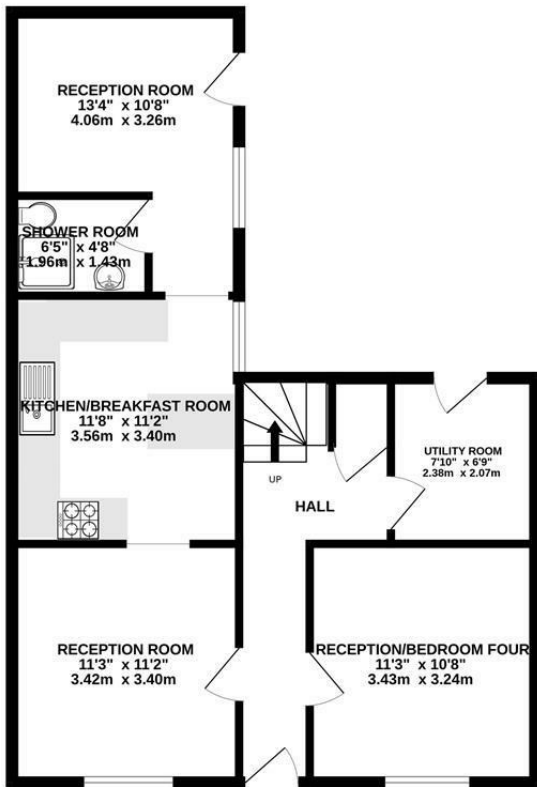
Bathroom
 'P' shape bath with shower over, heated towel rail. low level w.c., pedestal wash hand basin, tiled splash-backs.

Rear Garden
 Enclosed by fencing, lawned area, paved patio area.

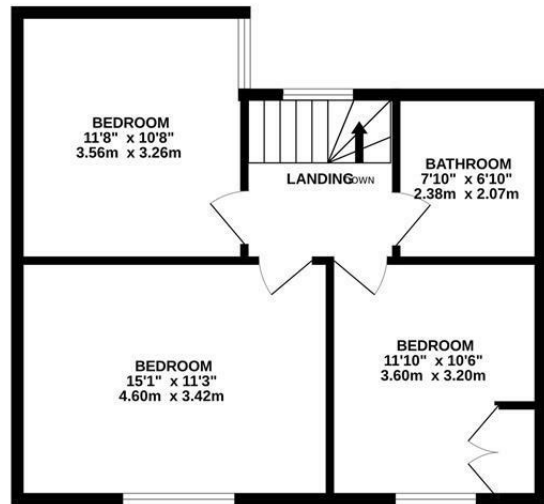
Front
 Path to front door, two planted areas, tarmac area providing off street parking for three vehicles.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements