



South Hayes,
Bristol,
BS5 6UB

£308,650

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Hunters Estate Agents are delighted to offer this 3 bedroom mid terrace 1960's built home within a no through Road with almost immediate access to open Green space. This well maintained and presented property which benefits from elevated skyline views of the City and green space surrounding should appeal to professionals, first time buyers and young family's. The property is situated within close proximity to nearby supermarkets and a local School within waking distance. The property on the ground floor benefits from a hall, kitchen/dining room and living room with French doors opening onto a terraced rear garden. On the first floor there are 3 bedrooms together with a bathroom. Hunters Exclusive - recommended viewing



GROUND FLOOR

Feature composite entrance door with attractive stained and leaded glazed fixed windows into..

HALL

Radiator, staircase to first floor, cupboards containing electric meters.

KITCHEN/DINING ROOM 13'3" x 8'11"

Fitted with a range of timber grain effect wall, floor and drawer storage cupboards with marble effect working surfaces, vinyl tiled floor, space for fridge, separate freezer, electric cooker and washing machine, radiator, UPVC double glazed window with pleasant outlook onto the landscaped front garden and treeline beyond, double drainer stainless steel sink unit.

LOUNGE 14'11" x 11'8"

Feature open fireplace with a timber surround, inset tiles and brick edged surround, radiator, UPVC double glazed French doors onto the rear garden. Lovely elevated views of surroundings.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 13'3" x 8'11"

UPVC double glazed window to front with a lovely 'Green' outlook, radiator.

BEDROOM 2 11'8" x 8'11"

Wall mounted Worcester gas fired boiler for domestic hot water and central heating, radiator, UPVC double glazed window with far reaching views towards Eastville Park and City Skyline, built in double shelved cupboard.

BEDROOM 3 8'8" x 5'10"

UPVC double glazed window to rear with extensive elevated views towards the City skyline and Eastville Park.

BATHROOM 7'4" x 5'6"

White suite of paneled bath with mixer shower attachment over and screen along side, radiator, pedestal wash basin and low level WC, vinyl floor covering, UPVC double glazed and frosted window to front.

EXTERIOR

GARDEN

The front garden has been landscaped to form terraced space with gravelled surfaces within railway sleeper edged borders. The larger rear garden which benefits from a lovely open aspect provides an initial raised paved patio with extensive far reaching views having timber balustrade and steps extending onto a lower section of decorative graved seating area with several shrubs, fruit bush and plants within a border.

LEAN TO STORE

A Rear pedestrian gate opens onto a rear pedestrian pathway.

TENURE

LEASEHOLD

Remainder of a 999 year lease, subject to an annual ground rent of £8.40 per annum. Lease estimated start date 1966.

Tenure: Leasehold
Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.