



Sheldare Barton, Bristol, BS5
 Approximate Area = 1018 sq ft / 94.5 sq m
 For identification only - Not to scale

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Get in touch to arrange a viewing!

Like what you see?



2 Sheldare Barton, Bristol, BS5 8PN

£365,000





Council Tax Band: C | Property Tenure: Freehold

NO CHAIN! Nestled in the charming cul-de-sac of Sheldare Barton in St George, Bristol, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this home offers spacious accommodation that is both inviting and practical. Upon entering, you are greeted by a welcoming hall that leads to two generous reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The good-sized kitchen provides ample space for culinary adventures and family meals, ensuring that this home is as functional as it is comfortable. The property features both front and rear gardens, offering a lovely outdoor space for relaxation, gardening, or play. The absence of a chain means that you can move in without delay, making this an ideal choice for those eager to settle into their new home. Conveniently located, this residence is in close proximity to local schools, essential amenities and Troopers Hill Nature Reserve. Call today to arrange your viewing!



Entrance Porch

6' x 2' (1.83m x 0.61m)
Double glazed French doors to front.

Entrance Hall

13'10 x 5'11 (4.22m x 1.80m)
Door and windows to front, radiator, stairs rising to first floor landing, under stairs storage cupboard housing fuse board and meters.

Lounge

13'11 into bay x 12'2 max (4.24m into bay x 3.71m max)
Double glazed part bay window to front, radiator, electric fire with surround.

Dining Room

12'5 x 10'11 max (3.78m x 3.33m max)
Double glazed patio doors to rear, radiator.

Kitchen

15'11 x 7'2 (4.85m x 2.18m)
Double glazed door to rear, double glazed window to side, a range of wall and base units with worktops over, space for washing machine, electric oven and hob, cooker hood, tiled splashbacks, one and a half bowl sink and drainer, space for fridge/freezer.

First Floor Landing

9'3 x 5'11 (2.82m x 1.80m)
Loft hatch, airing cupboard housing gas combination boiler.

Bedroom One

13'10 into bay x 11'1 max (4.22m into bay x 3.38m max)
Double glazed part bay window to front, radiator.

Bedroom Two

12'6 max x 12'4 max (3.81m max x 3.76m max)
Double glazed window to rear, radiator.

Bedroom Three

9'6 x 7'3 (2.90m x 2.21m)
Double glazed window to front, radiator.

Bathroom

7'8 x 6' (2.34m x 1.83m)
Two double glazed windows to rear, spotlights, enclosed bath with shower over, shower screen, extractor fan, W.C, radiator, wash hand basin, part tiled walls, tiled effect flooring.

Front Garden

Pathway to front door, lawn area, area laid to gravel, plants and shrubs, wall to front.

Rear Garden

Patio area, path, lawn area, shrubs, area laid to gravel, rear gate leading to rear pedestrian access lane.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	86
(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	

