



3 Hedwick Avenue  
, Bristol, BS5 8EA

Asking price £350,000



# 3 Hedwick Avenue



## Description

Lovely Victorian terrace located on Hedwick Avenue situated between Church Road and Avon View Cemetery. This home has been in the family for many years and has been well maintained including a recent roof overhaul and a new kitchen and bathroom.

Ready to decorate to your own style, the property offers a bayed living room, full width dining room to the rear leading to a bright, fitted kitchen.

Upstairs are two great sized double bedrooms along with a recently fitted wet room with space to add a bath if needed! Outside to the rear is a pretty courtyard garden!

Situated on a street with only 4 houses you will be just a short walk away from local cafes, bars, shops and links to the city centre. A great first time buy, please call to view!

- VICTORIAN TERRACE
- BAYED LIVING ROOM
- MODERN FITTED KITCHEN
- CLOSE TO ST GEORGES PARK
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- FULL WIDTH DINING ROOM
- UPSTAIRS BATHROOM
- DOUBLE GLAZING



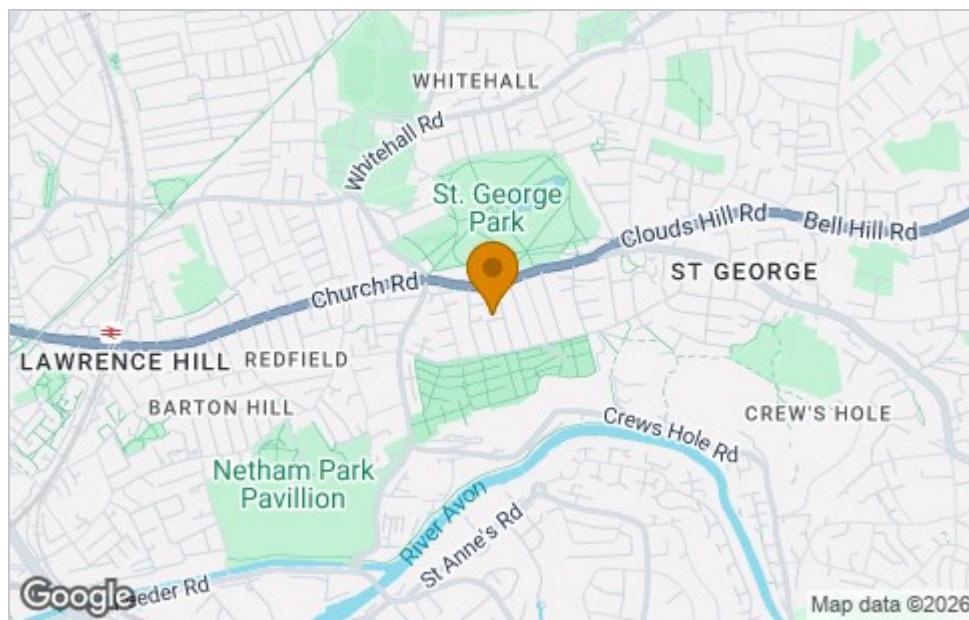
, Bristol, BS5 8EA



# Floor Plan



## Area Map



# Viewing

Please contact our House + Co Property (Sales) Office  
on 0117 907 0020 if you wish to arrange a viewing appointment for this  
property  
or require further information.

## Energy Efficiency Graph

Energy Efficiency Rating

| Rating | Score Range | Current                                     | Potential |  |
|--------|-------------|---|-----------|--|
| A      | (92 plus)   | Very energy efficient - lower running costs |           |  |
| B      | (81-91)     |   |           |  |
| C      | (69-80)     |   |           |  |
| D      | (55-68)     |   |           |  |
| E      | (39-54)     |   |           |  |
| F      | (21-38)     |   |           |  |
| G      | (1-20)      |   |           |  |

76 (B)

62 (D)

|   |          |                            |   |
|---|----------|----------------------------|---|
| <i>Not energy efficient - higher running costs</i>                    |          | EU Directive<br>2002/91/EC |  |
| <b>England &amp; Wales</b>  |          |                            |   |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>                   |          |                            |   |
|   |          | Current                    | Potential   |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |          |                            |   |
| (92 plus)   | <b>A</b> |                            |   |
| (81-91)   | <b>B</b> |                            |   |
| (69-80)   | <b>C</b> |                            |   |
| (55-68)   | <b>D</b> |                            |   |
| (39-54)   | <b>E</b> |                            |   |
| (21-38)   | <b>F</b> |                            |   |
| (1-20)  | <b>G</b> |                            |   |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |          |                            |   |

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