

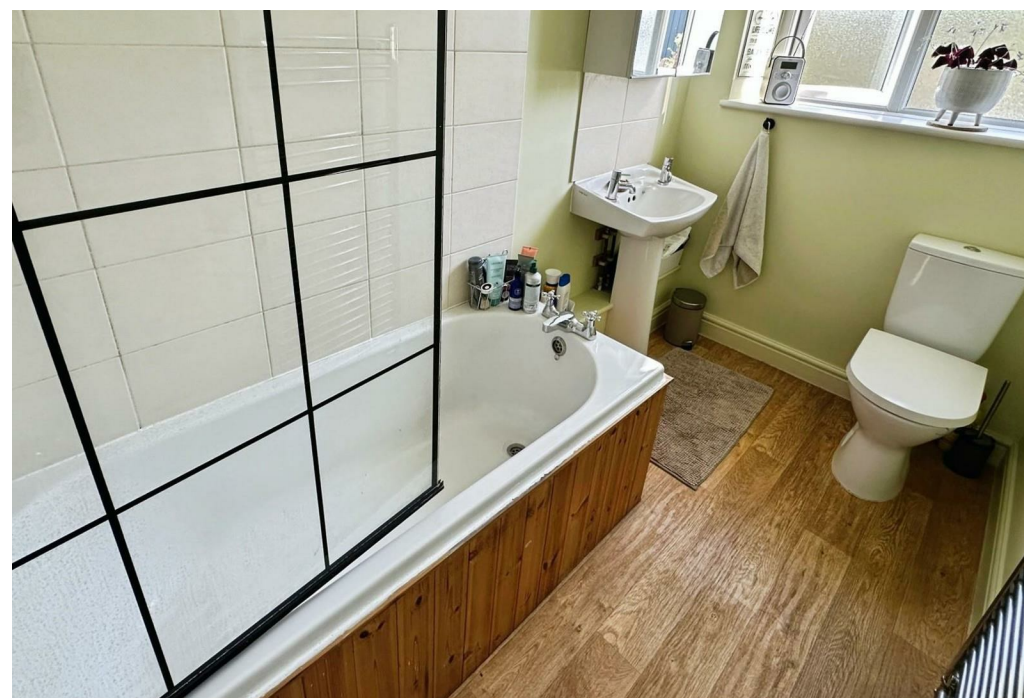


# Albert Terrace, Bristol, BS16 3HT

£335,000



A lovely 2/3 bedroom mid terrace cottage located within a position being within walking distance to the high street offering many shops, the Bristol to Bath cycle track and bus routes with regular buses taking you into Bristol centre. This well presented property offers character and well spaced accommodation that would make a fabulous first time buyer home. Internally you will find to the ground floor, a lounge with attractive fire place, a separate kitchen/diner with rear views onto the garden, along with 2 double bedrooms, a walk in wardrobe/office/nursery and modern fitted bathroom to 1st floor. Further benefits include, gas central heating, dg windows and a landscaped low maintenance rear garden. We would highly recommend viewing this superb property to appreciate what it has to offer.



## Entrance

Panelled door to...

## Hallway

Fitted radiator, wood grain effect laminate flooring, partly tiled, stairs to first floor.

## Lounge 11'8" x 10'2"

Double glazed window to front, chimney breast opening with wood burner and exposed brick work feature.

## Kitchen/Diner 15'3" x 13'4"

Double glazed windows to rear and double glazed door leading to garden with pleasant outlook, base and wall fitted units with working surfaces and tiled splash back incorporating a single bowl sink, gas point for cooker, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge/freezer, space and area for table and chairs, radiator.

## First Floor Landing

Access to loft space, cupboard housing Worcester gas combination boiler serving central heating and hot water.

## Bedroom One

Double glazed window to front, radiator, feature fireplace, Bifold doors leading to...

## Office/Nursery/Walk-in Wardrobe 11'2" x 5'2"

Radiator, wood grain effect laminate flooring.

## Bedroom Two 9'8" x 9'1"

Double glazed window to rear, radiator, feature fireplace.

## Bathroom 9'0" x 5'2"

Double glazed window to rear, wall mounted heated towel rail, modern suite comprising of panelled bath with overhead Mira shower, pedestal wash hand basin, low level WC, wood grain effect laminate flooring.

## Exterior To The Rear

Landscaped South facing garden with lapwood fence borders having concrete patio area adjoining the property the remainder is high standard astro turf lawn which was recently fitted with bedding to side having attractive planting and outside tap.

## AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Freehold  
Council Tax Band: B



- Lovely mid terrace cottage
- 2 double bedrooms
- Office/Nursery or walk in wardrobe
- Lounge with character fire place
- Spacious kitchen/diner with garden views
- Ideal first time buyer home
- Landscaped enclosed rear garden
- Within walking distance to local shops
- First floor modern bathroom
- Close to the Bristol to Bath cycle track

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	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>		
<b>England &amp; Wales</b>	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.