



## 62 Paddock Close, Bradley Stoke, Bristol

- End of Terrace House
- Kitchen/Diner
- Bathroom
- Gas Central Heating Double Glazing
- Lounge
- 2 Bedrooms
- Gardens to Front & Rear
- Two Allocated Parking Spaces

**£275,000**

**HUNTERS®**  
HERE TO GET *you* THERE

Nestled in the charming area of Paddock Close, Bradley Stoke, Bristol, this delightful end-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. Built in the 1990's, the property boasts a well-thought-out layout that maximises space and functionality.

Upon entering, you are welcomed into a spacious lounge that seamlessly flows into a kitchen diner, creating an inviting atmosphere perfect for both relaxation and entertaining. The ground floor is designed for modern living, ensuring that every corner is utilised effectively.

Upstairs, you will find two generously sized bedrooms, ideal for a small family or as guest rooms. The family bathroom is conveniently located, providing easy access for all occupants. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, the low-maintenance enclosed gardens offer a private retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the property includes two allocated parking spaces, a valuable feature in this sought-after area.

With its appealing features and convenient location, this end-terrace house is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.



Double glazed door, storage cupboard.

#### Lounge

15'5" x 12'10"

Double glazed window to the front, Tv point, stairs to 1st floor, door into

#### Kitchen/Diner

12'8" x 7'8"

Double glazed window and double glazed door to the rear, range of wall, drawer and base units with work surface over, stainless steel sink unit, built in double oven, electric hob with extractor fan over, part tiled walls, spaces for washing machine, slimline dishwasher, fridge freezer, table and chairs.

#### First Floor Landing

Access to loft space, airing cupboard housing Vaillant gas boiler, doors into

#### Bedroom One

13' max x 12'

Double glazed window and double glazed Velux with fitted blinds to front, radiator.

#### Bedroom Two

11'2" x 6'2"

Double glazed window and double glazed Velux with fitted blinds to rear, radiator.

#### Bathroom

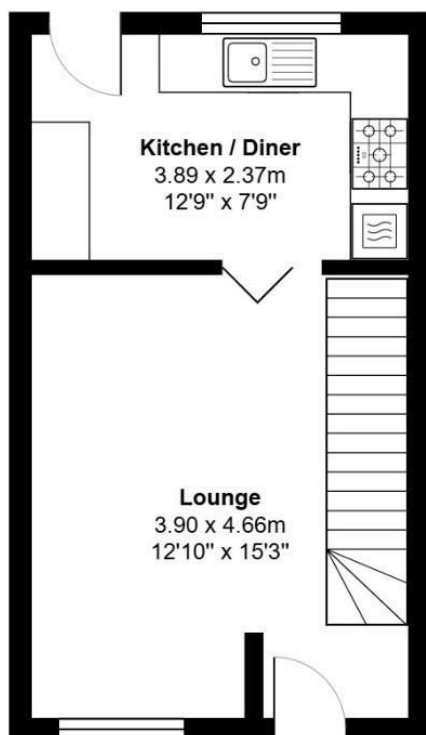
Double glazed window with fitted blind to the rear, white suite comprising, panelled bath with electric shower over, pedestal wash hand basin, WC, part tiled walls, radiator.

#### Outside

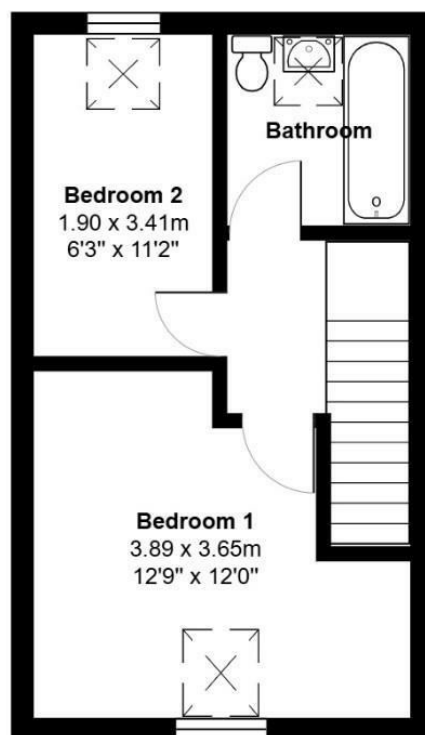
The front is laid to decorative stones. The enclosed rear garden is laid to patio with step up to stones and further patio with decked area, garden shed, outside tap, and gated access leading to the front.

#### Agents Note

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.



Area: 28.5 m<sup>2</sup> ... 306 ft<sup>2</sup>



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 70      | 77                      |
| <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

## Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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