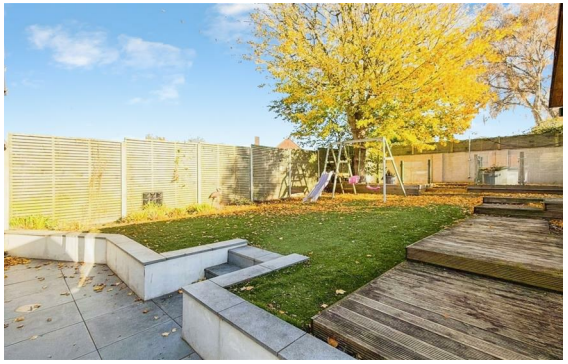








Silbury Road, , Bristol, BS3 2QD

- Five Bedroom Property
- Over 1,500 sq/ft Of Accommodation
- Enclosed Porch
- Close To Schools & Amenities
- Gas Central Heating & Underfloor Heating
- Totally Unique
- No Onward Chain
- Versatile Accommodation
- Freehold
- Open Plan Living

£525,000

HUNTERS®
HERE TO GET *you* THERE

Silbury Road, , Bristol, BS3 2QD







We are pleased to offer for sale this beautiful five bedroom home on Silbury Road, Ashton Vale. Offering over 1,600 sq/ft of accommodation the property is sure to prove perfect for any family looking for a substantial home in this turn-key condition.

You enter through the enclosed porch area, this opens to the hallway which boasts under stairs storage. To the side sits the fifth bedroom/study that offers an ensuite shower room. The living space has been opened up to offer an outstanding entertaining area, the space offers a dual aspect thanks to the bi-folding doors to the garden. The kitchen/ dining area offers shaker style units with built in appliances, there are two skylights flooding the space with natural light.

Upstairs there are four more bedrooms, with lovely master suite which boasts on en-suite shower room. Moving outside the property offers a stunning garden space, and comes complete with patio area, the remainder is laid with lawn whilst at the top of the garden is a raised decked area. There is an outbuilding which could prove perfect for a working from home space or external storage. To the front, there is off street parking for several cars & secure bin store.

AGENTS NOTE;
Please note the property is originally of non-standard BISF construction, however our seller has vastly extended the property and subsequently been able to mortgage the property with several lenders, we also have a structural engineers report which can be provided to any intending purchaser.

TENURE
Freehold

EPC Band - C - Please see below link for the full EPC report;
https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2719-9140-2922-8485

COUNCIL TAX BAND
A





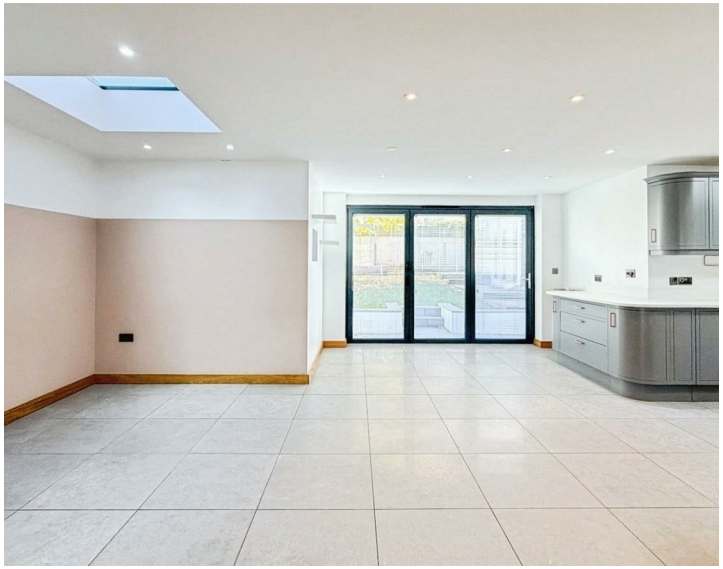




Silbury Road, , Bristol, BS3 2QD








living area
19'4" x 20'8"

kitchen/ dining area
28'8" x 16'2"

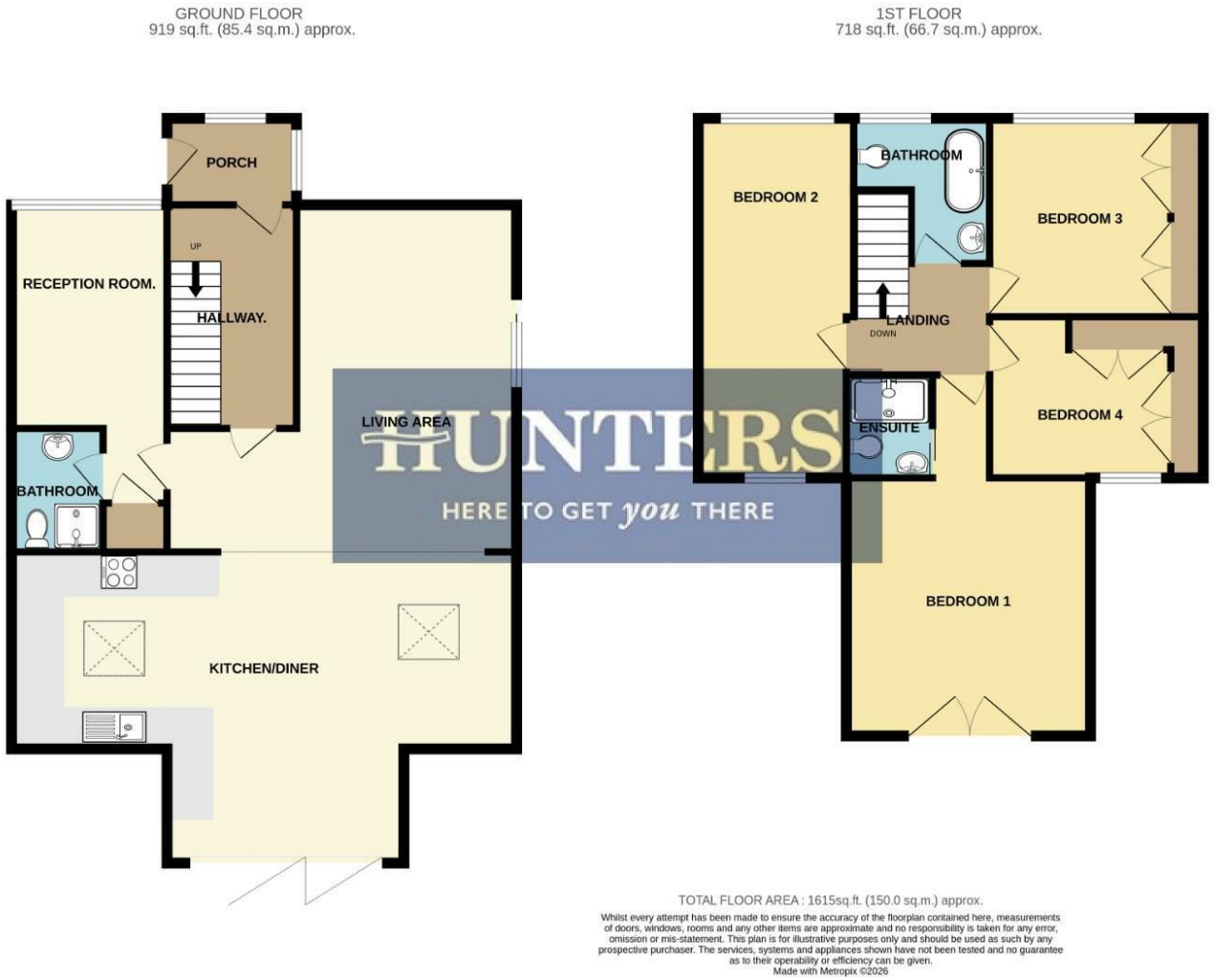
study/ bedroom five
11'5" x 8'2"

bedroom one
12'5" x 9'8"

bedroom two
17'10" x 8'10"

bedroom three
13'6" x 11'9"

bedroom four
9'10" x 9'2"



Viewings

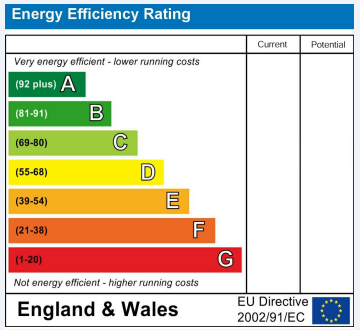
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

The Property Ombudsman

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