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13 Coleridge Road, Bristol, BS5 6SR

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£350,000

South Facing Garden in a Quiet Road Eastville Park and retail park are so close to this peaceful tucked away terrace that's got great transport links! Three floors of space inside providing three double bedrooms, large first floor bathroom and WC in the loft bedroom. Downstairs the colourful journey starts with the banister and wood flooring. The lounge has a fireplace and the kitchen diner is ideal for entertaining with French doors to the garden. Handy independent fresh food stores, eateries and train stations are a short walk away. Please make contact to look inside to appreciate the charm of this home.

- Three Floors & Three Double Bedrooms
- EPC C 79 Square Meters
- First Floor Bathroom & Loft En-Suite WC
- Charming Colourful Finish
- Kitchen Diner with French Doors
- South Facing Garden
- Eastville Park Close By
- Great Transport Links
- Wood Flooring & Fireplace
- Close to Easton & Fishponds

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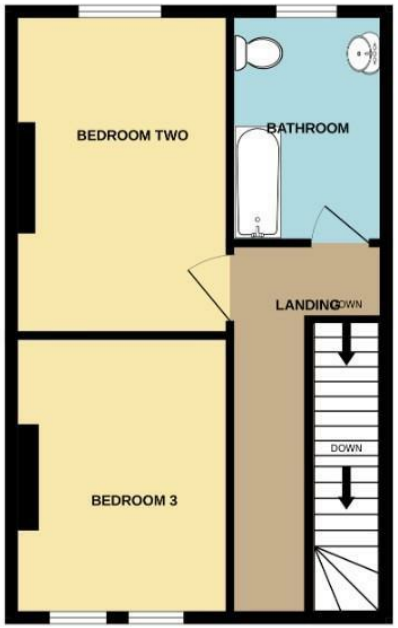
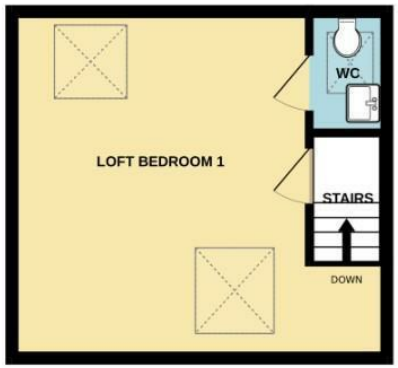
GROUND FLOOR

1ST FLOOR



2ND FLOOR



3 BED MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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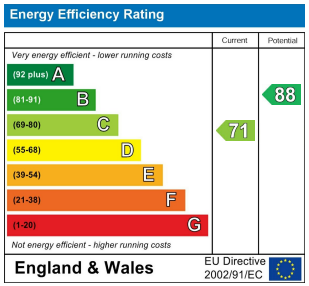
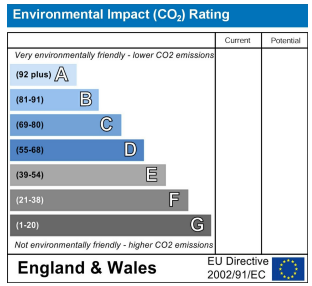




Front Door
Front garden space for bikes, bins and plants, wooden door opening into

Entrance Hall
Painted wooden floors, stairs to first floor, radiator, under stairs storage space, wall mounted meters, cupboard housing washing machine with shelving, doors into...

Lounge
12'11" x 9'0"
Double glazed bay window to front, period fireplace with tiles and hearth, radiator and shelving to alcoves

Kitchen Diner
14'9" x 14'6" max
Sitting/dining area with double glazed French doors to garden, radiator, opening into Kitchen with wall and base units with wood work surface over, sink and drainer, fitted oven and hob, tiled splash backs, space for fridge freezer, double glazed window to side and rear

Stairs
Exposed painted wood staircase and banister leading to first floor landing with stairs to loft and doors to...

Bathroom
8'6" x 5'2"
Three piece bathroom suite comprising wc, wash hand basin, bath with shower over, part tiled walls, chrome towel radiator, obscure glazed window to rear

Bedroom Two
11'2" x 8'10"
Double bedroom. Double glazed window to rear, radiator

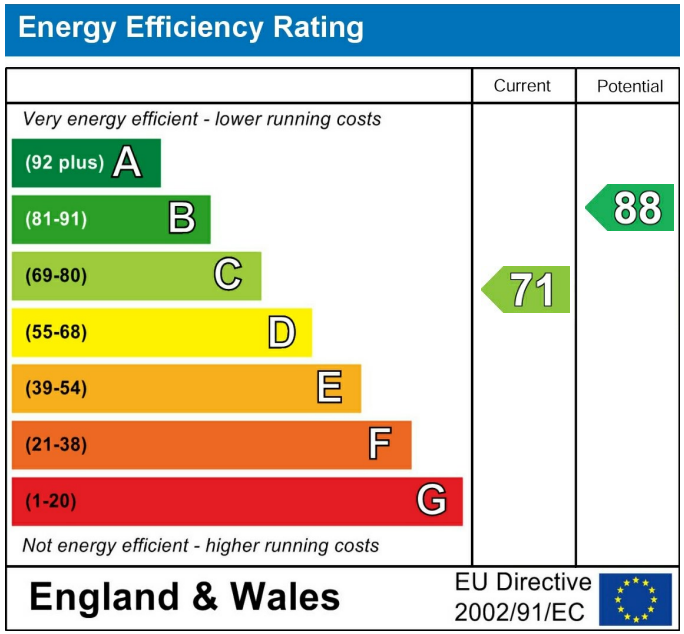
Bedroom Three
11'7" x 8'6"
Double bedroom. Double glazed window to front, radiator

Stairs
Exposed painted wood staircase and banister leading to loft floor, with built in storage, door into..

Bedroom One (loft)
11'3" x 9'10" into eaves
Two Velux windows, storage in the eaves, door into

En-Suite WC
3'9" x 3'2"
Velux window, wc, wash hand basin with vanity unit beneath

Garden
South facing sun trap garden with hard standing, flower beds and composite decking



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. 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.

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