



Northfield Road,
Bristol,
BS5 8PB

£315,000



Hunters are pleased to offer for sale this well-spaced 3 bedroom mid terrace property located in a nice residential position overlooking a green. This property has the benefit of being offered with vacant possession and would suit first-time buyers or young families. The ground floor comprises front lounge, and an open plan kitchen/diner with views onto the rear garden. To the first floor there are 3 good-sized bedrooms, a bathroom and separate WC. Further benefits include double-glazed windows, gas central heating via a Worcester combi boiler, pedestrian shared access and a large enclosed rear garden. Viewing is highly recommended.



Entrance

Via UPVC double-glazed door to porch with a glazed panelled door leading into ...

Hallway

Stairs to first floor, fitted radiator, understairs storage.

Lounge 12'7" x 11'7"

UPVC double-glazed window to front, fitted radiator.

Open Plan Kitchen/Diner 17'10" x 9'9"

UPVC double-glazed window to rear having pleasant outlook and views onto garden, UPVC double glazed sliding doors opening onto garden. There is space and area for dining table and chairs, fitted radiator. The kitchen comprising of base and wall fitted units with rolled top working surfaces incorporating a one and a quarter bowl sink, plumbing for automatic washing machine, plumbing for dishwasher, gas pipe for cooker, space for fridge/freezer.

First Floor Landing

Access to loft space, fitted radiator.

Bedroom 1 12'1" x 10'3"

UPVC double-glazed window to front, fitted radiator.

Bedroom 2 11'2" x 10'4"

UPVC double-glazed window to rear, fitted radiator, fitted base units and drawers.

Bedroom 3 9'3" x 7'7"

UPVC double-glazed window to front, fitted radiator, over stairs build in storage cupboard.

Bathroom

Opaque UPVC double-glazed window to rear, comprising of panelled bath, pedestal wash hand basin, overhead shower.

Separate W.C.

Opaque UPVC double-glazed window to rear, low level w.c.

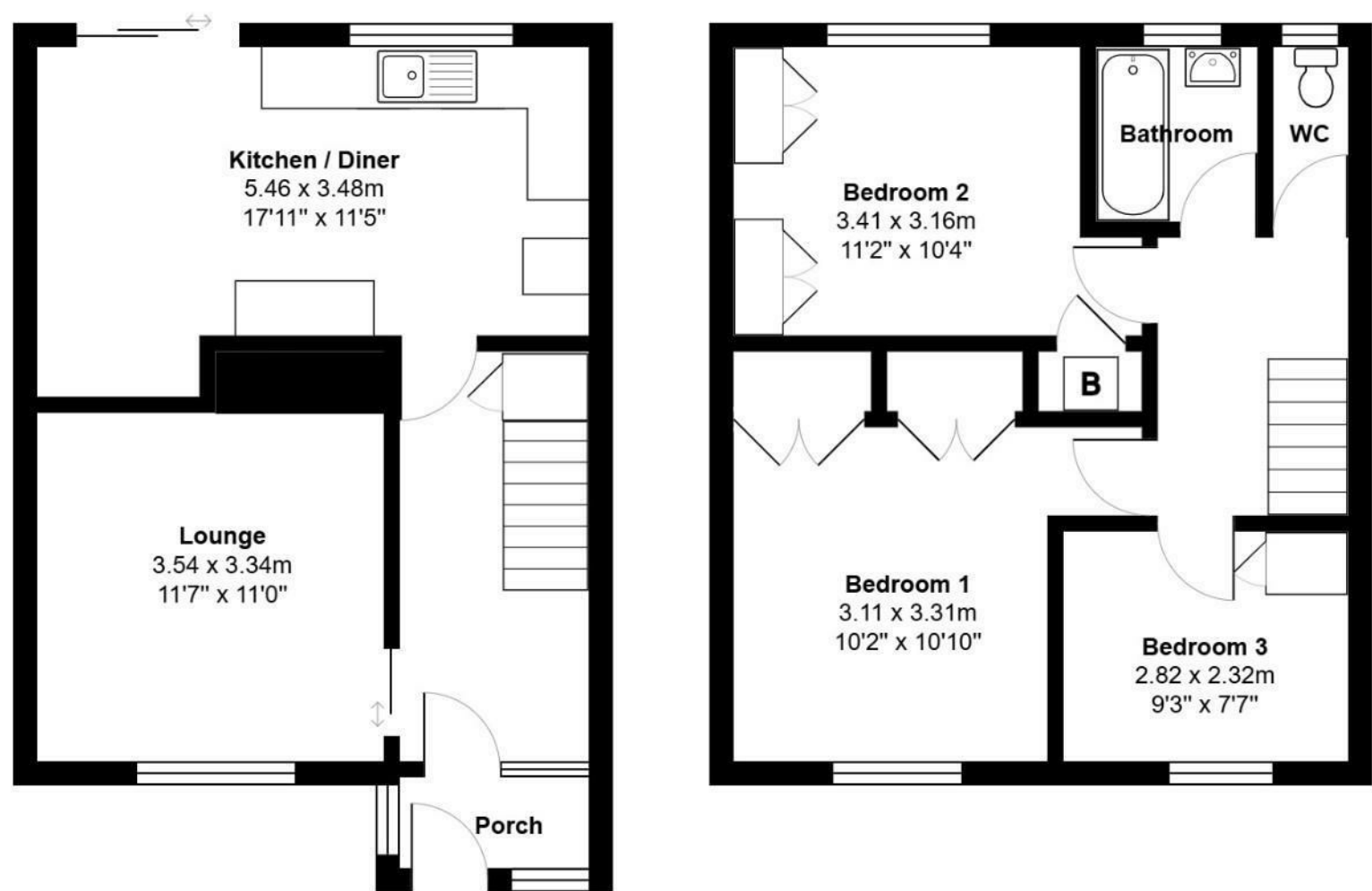
Exterior

To the rear has a large enclosed garden with paved patio adjoining the property, the remainder is mainly laid to lawn with lap wood fenced borders. There is also a pedestrian shared access lane located to the side of the property which is shared with only one neighbouring property and leads to the front.

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



- 3 bedroom mid terrace property
- Offered with vacant possession
- Ideal first time-buyers or young families
- Large enclosed rear garden
- Pedestrian shared access lane
- Front lounge
- Open plan lounge/diner with garden views
- Gas central heating via combi boiler
- First floor bathroom with separate WC
- Lovely residential position

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.