



HUNTERS[®]
HERE TO GET *you* THERE

14 Hanover Street, Barton Hill, Bristol, BS5 9QW

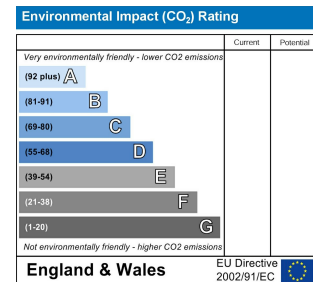
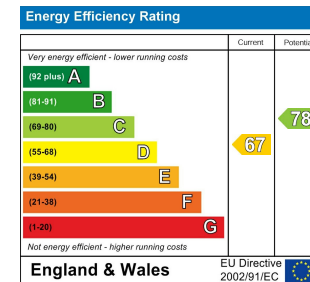
14 Hanover Street, Barton Hill, Bristol, BS5 9QW

£289,000

****Very Well Loved Home!**** Sitting in a quiet road in Barton Hill on the edge of Redfield giving immediate access to green space and Church Road amenities. Internally this home offers more than you expect from the outside including a sunny South West facing garden! Two reception Rooms sit beside a long recently upgraded kitchen that leads to the new wet room and handy lean to storage utility space, opening onto a generous sunny garden. Upstairs are two double bedrooms and a single along with built in storage and a new boiler! As well as being in a cosy liveable condition, there is potential to modernise and add value to this home. Please make contact to have a look inside. Our client has secured a chain free home to go to.

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GROUND FLOOR



Front Door

Opening into....

Entrance Hall

Cupboard housing meters, under stairs storage cupboard, stairs to first floor, radiator and doors to

Lounge

11'2" x 11'1"

Double glazed window to front, radiator

Dining Room

12'5" x 10'5"

Double glazed window to rear, radiator

Kitchen

27'6" x 7'1"

Recently upgraded work surface and doors to wall and base unit and drawers, tiled splash backs, sink and drainer, fitted electric hob and eye level oven, space for washing machine

Shower Room

6'8" x 6'4"

Newly fitted tiled wet room, with seated shower, wc, and wash hand basin, wall mounted heater, obscure glazed window to side

Lean To

8'5" x 7'2"

Handy utility storage room with French doors to garden

Stairs

Leading to first floor landing with loft access and doors to...

Bedroom One

11'1" x 11'10"

Double glazed window to front, two built in wardrobes and large over stairs storage cupboard housing new Worcester combination boiler (2025)

Bedroom Two

12'3" x 9'7"

Double glazed window to rear, radiator

Bedroom Three


9'3" x 6'10"

Handy home office or single bedroom, radiator (potential to move or add a bathroom into here)

Garden

South West facing. Patio and planting area, old storage shed

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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.



