



3 Barton Grove, Bristol, BS4 5AG

£500,000

Tucked away in the corner of the cul de sac, and occupying a sizeable plot, this delightful end-terrace house offers a perfect blend of space and comfort. With a generous area of 1,627 square feet, this property is ideal for families seeking a spacious and adaptable home.

The well extended accommodation comprises three separate receptions including a sitting room, dining room, and additional living room, making a perfect space for teenagers, a guest bedroom or even home working space. The modern fitted kitchen is the real heart of the home and includes a dining space, giving the perfect environment for family meals and entertaining guests. On the first floor, of the four bedrooms, three are double-sized, with the master having an ensuite with bath and separate shower, providing great options for larger families. The first floor family bathroom on the first floor plus a w.c. on the ground floor adds to the convenience. Additionally, the house also offers driveway parking, an integral garage and a generous mature rear garden with a good degree of privacy. Offered for sale with the added benefit of no onward chain, this is a perfect opportunity for those seeking spacious accommodation in a popular residential location.

Entrance Porch

Hallway

12'5 x 5'10 (3.78m x 1.78m)



Kitchen/Breakfast Room

14'9 x 13'1 (4.50m x 3.99m)



Living Room

10'11 x 14'9 (3.33m x 4.50m)



Sitting Room

10'1 x 12'6 (3.07m x 3.81m)



Downstairs W.C



Dining Room

12'6 x 9'8 (3.81m x 2.95m)



Landing



Bedroom Two

11'9 max x 10'4 (3.58m max x 3.15m)



Master Bedroom

14'2 max x 10'11 (4.32m max x 3.33m)



Bedroom Three

11'1 x 11'3 (3.38m x 3.43m)



Ensuite Bathroom

6'8 max x 10'10 (2.03m max x 3.30m)



Bedroom Four

8'7 x 8'3 (2.62m x 2.51m)



Bathroom

5'3 x 7'1 (1.60m x 2.16m)



Rear Garden



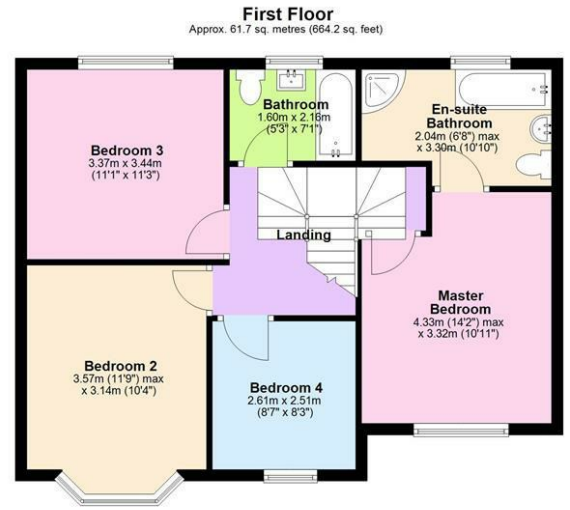
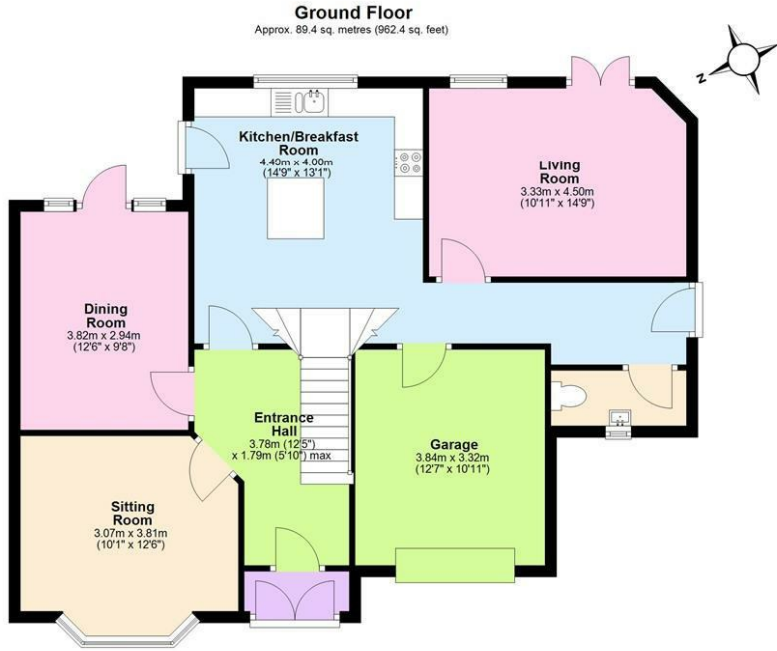
Garage

12'7 x 10'1 (3.84m x 3.07m)

Rear Elevation



Floor Plan



Total area: approx. 151.1 sq. metres (1626.6 sq. feet)
3 Barton Grove, Bristol

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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