



Bexley Road,  
Bristol,  
BS16 3SS

Offers In The Region  
Of £315,000



Nestled in a charming cul-de-sac on Bexley Road, Bristol, this impressively well-maintained semi-detached house offers a delightful blend of style and comfort. Originally built in the 1930s, this home has been thoughtfully updated while retaining its character, making it an ideal choice for those seeking a welcoming and spacious living environment.

The property features two generously sized bedrooms, providing ample space for relaxation and rest. The accommodation is well-proportioned, ensuring that every room feels inviting and functional. The original layout included three bedrooms, allowing for the possibility of easily converting back if desired. The single reception room is perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is the enclosed rear garden, which includes a timber-framed workshop or shed, ideal for hobbies or additional storage. The off-street parking for one vehicle adds to the convenience of this lovely home, making it easy to come and go as you please.

This property is realistically priced to attract early interest, and with no onward chain, it is ready for you to move in without delay. As a Hunters exclusive listing, we highly recommend scheduling a viewing to fully appreciate the charm and potential of this delightful home. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.



The newly decorated and attractive accommodation comprise (all measurements are approximate)

#### Ground Floor

Side multi pane entrance door into...

#### Hall

UPVC double glazed window to front, radiator, feature laminate wood grain effect floor, cupboard containing electric fuse box, radiator, staircase with a useful recess beneath.

#### Lounge 12'2" x 11'5"

Maximum overall into a UPVC double glazed bay window, radiator.

#### Kitchen/Dining Room 17'3" x 10'7"

Fitted with a comprehensive range of solid wood fronted wall, floor and drawer storage cupboards with stainless steel effect handles housing a new world range cooker with overhead extractor, rolled edged working surfaces, cupboard containing a Worcester combination gas fire boiler for domestic hot water and central heating installed in 2024. Potential for dishwasher (plumbing available) composite inset sink unit and single drainer, splashback tiling, tiled floor, radiator, two UPVC double glazed windows with pleasant outlook onto the rear garden, understairs storage cupboard, UPVC double glazed door onto a covered storage area (3.01m x 1.41) with twin doors to front and rear, plumbing for washing machine.

#### First Floor Landing

Access to a partly boarded and insulated loft space via a wooden bifold ladder, UPVC double glazed window to side, built in shelved cupboard.

#### Bedroom 1 (Formally 2 bedrooms) 17'2" x 7'8"

Two UPVC double glazed windows to rear, built in double wardrobes with shelving .

#### Bedroom 2 11'9" x 12'2"

Maximum overall into a UPVC double glazed bay window, radiator.

#### Bathroom 6'4" x 5'4"

Luxury white suite of panelled bath, low level WC and pedestal wash basin, fully tiled walls and floor, integrated and thermostatically controlled shower, ceiling extractor, heated towel rail, UPVC double glazed and frosted window to front.

#### Exterior

Directly to the front of the property is a generous area of hardstanding suitable for the off street parking of vehicles.

#### Garden

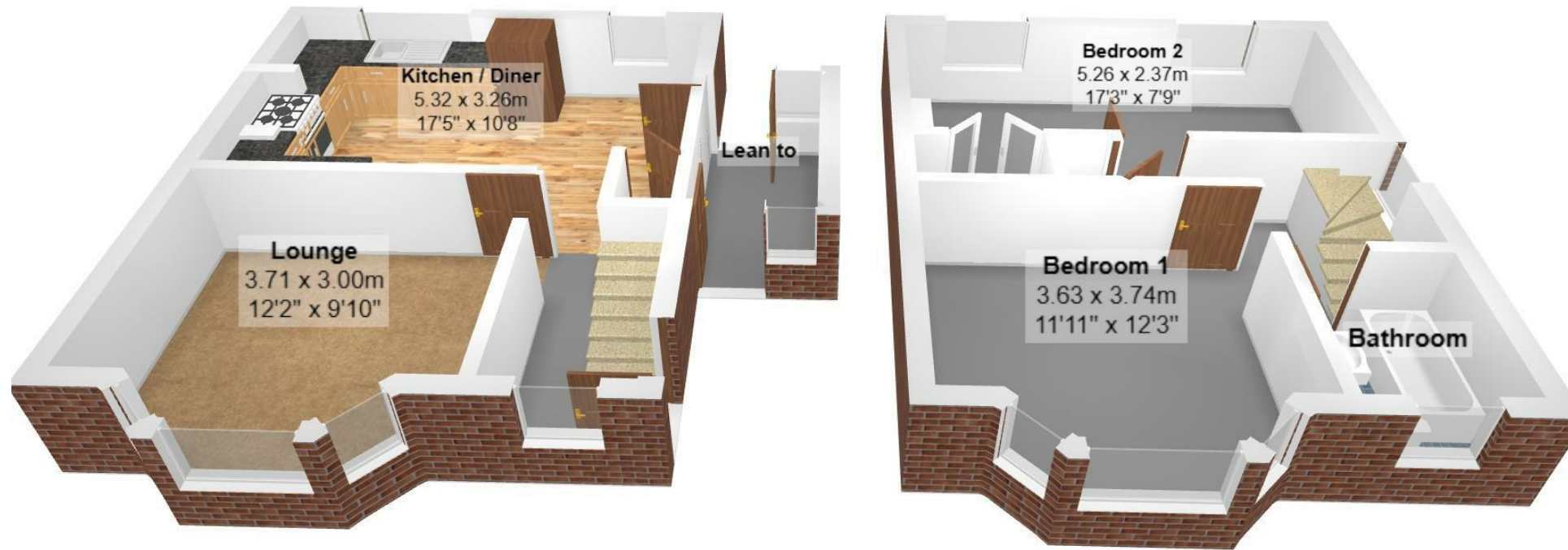
Arranged almost exclusively to the rear of the property providing a level lawn alongside a paved patio and concrete laid surface, timber edged borders. At the far end of the garden is a large detached timber framed shed/workshop.

#### 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

- Immaculate 1930s semi-detached home
- Originally 3 bedrooms, now 2
- Spacious, well-proportioned rooms
- Modernised, no work needed
- Lovely cul-de-sac location
- Off-street parking available
- Enclosed garden with workshop
- Vacant, no onward chain
- Realistically priced for quick sale
- Viewing highly recommended



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	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.