



# Mayfield Park South, Bristol, BS16 3NF

£375,000

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Hunters are delighted to offer for sale this attractive 3 bedroom period mid terrace home having attractive natural stone elevations. This lovely property would either suit first time buyers or young families and offer lots of character while located in a position having good access to the cycle track and high street. Internally to the ground floor you will find a lounge with natural wood flooring, a separate dining room with french doors opening onto the rear garden, a modern fitted kitchen and shower room. To the first floor there are 3 bedrooms and a cloakroom. Further benefits include, gas central heating, Upvc double windows, a modest front garden and a lovely mature enclosed rear garden. Internal viewing is recommended.



#### Entrance Via

Period panelled door to...

#### Hallway

Stairs to first floor, radiator.

#### Lounge 14'5" x 11'7" into bay and recess

Natural wood flooring, radiator, arched feature fireplace.

#### Dining Room 14'9" x 12'4"

UPVC double glazed French doors to rear opening onto rear garden, radiator, understairs built in storage cupboard, space and area for table and chairs.

#### Kitchen 9'0" x 8'11"

UPVC double glazed window to side, modern base and wall fitted units with tiled splash back and working surfaces incorporating a single bowl sink, fitted gas hob with oven below and extractor over, plumbing for automatic washing machine, space for fridge freezer tiled flooring, UPVC double glazed door to side leading to garden.

#### Shower Room

Opaque double glazed window to rear, radiator, modern suite comprising of double shower tray with overhead shower, low level WC, sink into storage unit with cupboard below, partly tiled throughout.

#### First Floor Landing

Access to loft space.

#### Bedroom 1 14'10" x 11'1"

Double glazed window to front, radiator, period feature fireplace.

#### Bedroom 2 10'4" x 7'3"

Double glazed window to rear, radiator, feature fireplace.

#### Bedroom 3 11'4" x 7'2"

Double glazed window to rear, radiator.

#### Cloak Room

Wall mounted Worcester gas combination boiler, low level WC, pedestal wash hand basin.

#### Exterior To The Rear

Generous enclosed mature rear garden with paved patio adjoining property the remainder is laid to lawn with further section laid to chippings to the rear of the garden with lapwood fenced borders and various mature and attractive planting.

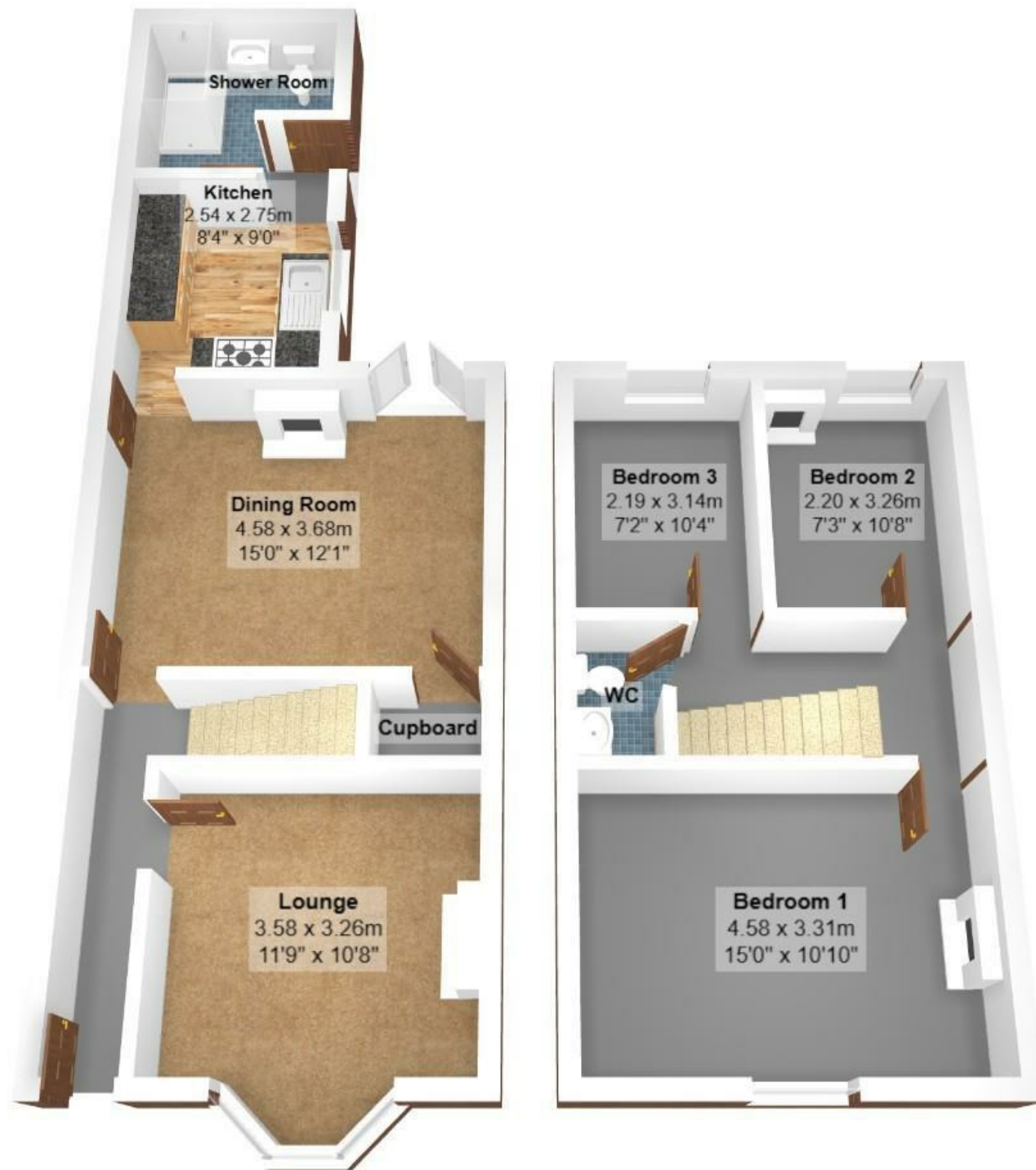
#### Exterior To The Front

Offers modest garden which is mainly laid to chippings with block paved pathway leading to front door and hedge borders.

#### 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



- Attractive natural stone period mid terrace
- 3 bedrooms
- Lovely interior with character
- Large mature enclosed rear garden
- Downstairs shower room and first floor cloakroom
- Lounge with natural wood flooring
- Separate dining room with french doors
- Modern fitted kitchen
- Ideal first time buyer of young family
- Viewing recommended

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	67
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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