

HUNTERS[®]

HERE TO GET *you* THERE



Main Road

Shortwood, Bristol, BS16 9NH

£475,000



Council Tax: D



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DESCRIPTION

A rear opportunity to purchase a superb period property with potential annex accommodation! The property has been refurbished in recent years by the current owner to a high standard whilst retaining many original features. Offering flexible living accommodation over 3 floors: comprising to the ground floor: entrance hallway, snug (original lounge), living room, dining room, a well appointed kitchen, utility, boot room, shower room and access to office/annex/studio/large additional bedroom. To the first floor can be found 2 good size bedrooms and a large en-suite bathroom. A staircase rises to the second floor where there is an additional bedroom with en-suite shower room. The property further benefits from having: double glazing, oil heating, a large front garden with driveway providing ample off street parking and access to a large garage with electric door and a low maintenance rear garden.

Located within the popular village of Shortwood offering a semi-rural location whilst being in easy reach of the amenities of Emersons Green, Mangotsfield and Pucklechurch. The area offers fantastic transport links both in to Bristol and Bath being within close proximity of The Ring Road and motorway networks.

Need a proper home office or an annex for a relative then this could well be the property for you. An internal viewings comes highly recommended to fully appreciate all this home has to offer.

ENTRANCE HALLWAY

Access via a UPVC double glazed door, oak effect flooring, stairs rising to first floor, opening to snug, oak veneer door lounge.

SNUG

10'6" x 10'10" (3.20m x 3.30m)

UPVC double glazed window to front, open feature fireplace with wood mantel surround and stone tiled hearth, under floor heating.

LOUNGE

14'4" x 14'2" (4.37m x 4.32m)

UPVC double glazed window to rear, radiator, TV point, open brick feature fireplace with slate hearth and wood mantel, cast iron wood burner inset, doorway leading through to kitchen

KITCHEN

7'7" 10'5" (2.31m 3.18m)

UPVC double glazed window to front, range of matt cream wall and base units with Granite work top incorporating a composite sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and induction hob, extractor fan hood, integrated dishwasher, tiled floor, radiator, LED downlighters, space and plumbing for washing machine, door to inner hallway.

INNER HALLWAY

Tiled floor, opening to utility room, doors to shower room and dining room.

UTILITY

Opaque UPVC double glazed window to side, tiled floor, door to boot room housing oiler controlled boiler.

SHOWER ROOM

Opaque UPVC double glazed window to side, shower enclosure housing a mains controlled shower, close coupled W.C, vanity unit with wash hand basin inset, tiled walls and walls, extractor fan.

DINING ROOM

8'5" x 11'7" (2.57m x 3.53m)

Dual aspect UPVC double glazed windows to front and rear, double radiator, LED downlighters, UPVC double glazed doors to front and rear, oak veneer door leading through to Home office.

HOME OFFICE/STUDIO

11'8" x 20'10" (3.56m x 6.35m)

UPVC double glazed window to front, 2 Velux windows to front, UPVC double glazed window to rear, 2 radiators, LED downlighters, wood effect flooring, kitchen area with oak units, oak work top, Belfast sink with mixer tap, tiled splash backs, space for under counter fridge, electric fire, UPVC double glazed door to front.

FIRST FLOOR ACCOMMODATION:

LANDING

Stairs rising to second floor, oak veneer doors leading to bedroom 1 and 2.

BEDROOM ONE

11'2" x 14'5" (3.40m x 4.39m)

UPVC double glazed window to rear, cast iron period style fireplace, double radiator, door to en-suite bathroom.

EN-SUITE BATHROOM

7'8" x 10'5" (2.34m x 3.18m)

UPVC double glazed window to front, roll top bath with tap/shower mixer attachment over, vanity unit with wash hand basin inset, close coupled W.C, part tiled walls, oak effect floor, chrome heated towel radiator, shaver point.

BEDROOM TWO

7'7" x 14'4" (2.31m x 4.37m)

UPVC double glazed window to front, radiator, cast iron period style fireplace, door to en-suite cloakroom.

EN-SUITE CLOAKROOM

Close coupled W.C, pedestal wash hand basin, tiled walls and floor.

SECOND FLOOR ACCOMMODATION:

BEDROOM THREE

15'10" (max) x 9'5" (4.83m (max) x 2.87m)

Spindled balustrade, radiator, eave storage, TV point, LED downlighters, door to shower room.

EN-SUITE SHOWER ROOM

Close coupled W.C, pedestal wash hand basin, corner shower housing electric shower system, tiled walls and floor, extractor fan.

OUTSIDE:

REAR GARDEN

Low maintenance garden laid to artificial lawn and patio, raised decking, slabbed pathway, with stone chippings, plant/shrub borders, double power point, side access, enclosed by boundary fencing.

FRONT GARDEN

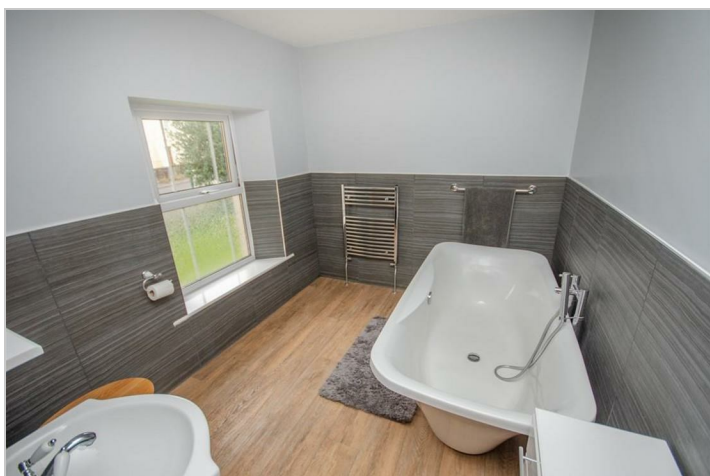
Good size lawn with wood sleeper borders, brick paved pathway and patio, area laid to stone chippings, plant and shrub borders, water tap, security light, enclosed by boundary stone wall.

DRIVEWAY

Tarmac driveway providing off street parking for several vehicles.

GARAGE

Large single with electric roller shutter door entry, power and light.



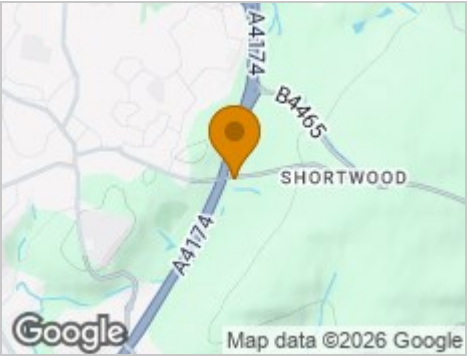
Road Map



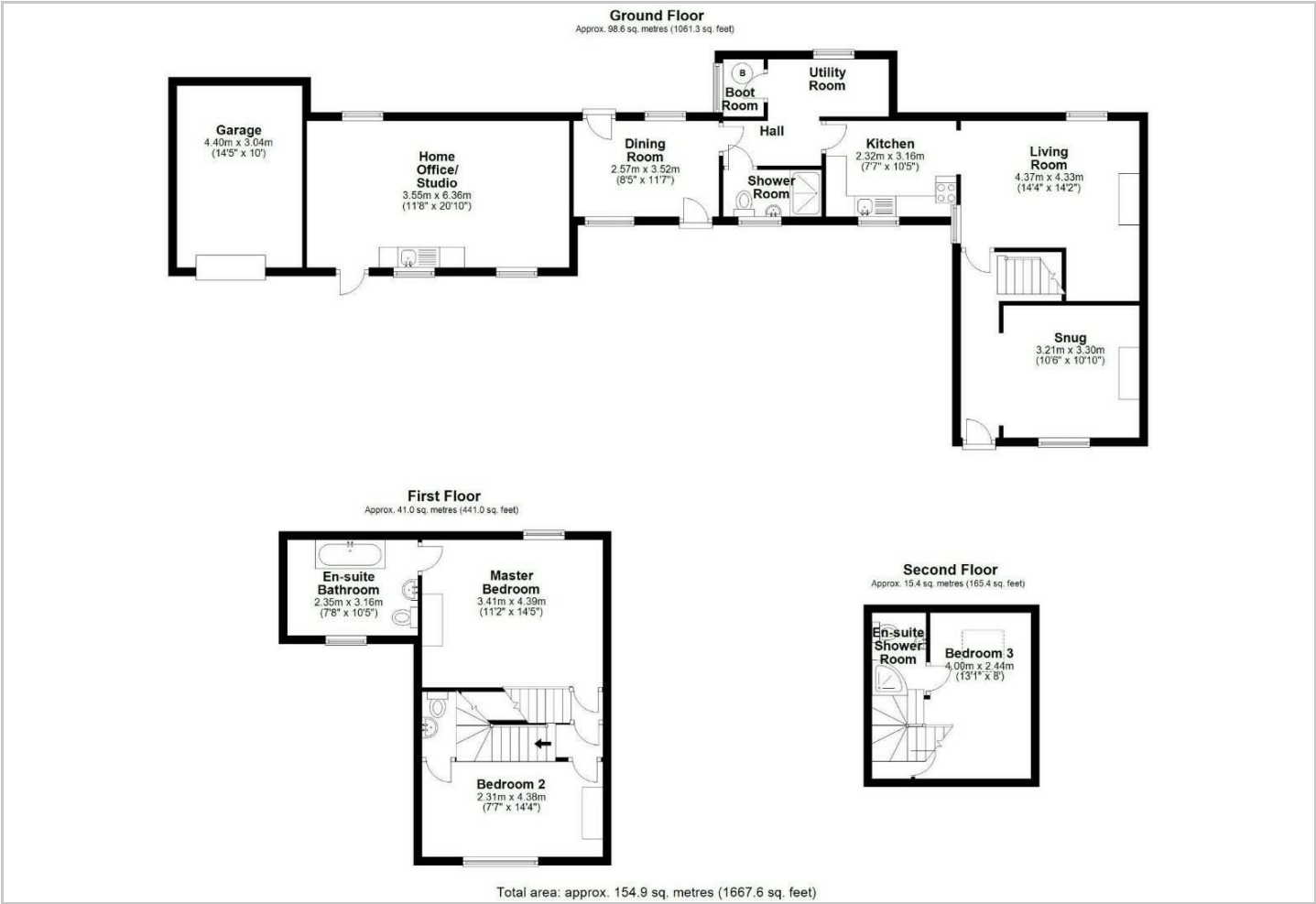
Hybrid Map



Terrain Map



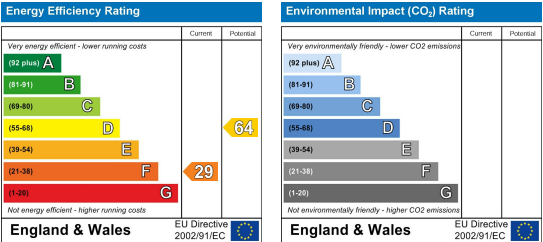
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.