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98 Hayward Road, Barton Hill, Bristol, BS5 9QA

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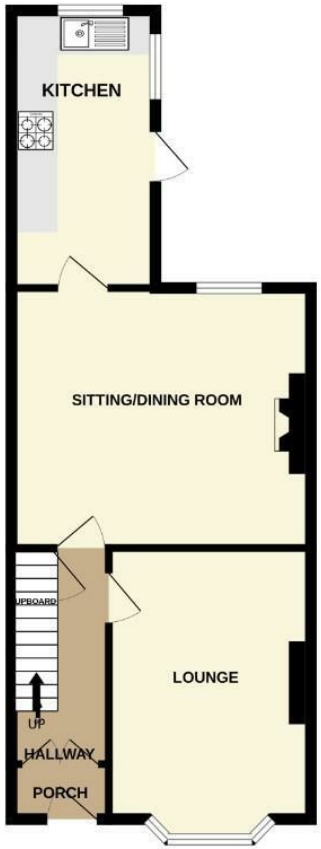
£375,000

South Facing Suntrap Garden in Prime Redfield Location! A short walk away from Church Road's cool independent businesses and St George Park. This period double bay terrace has been very well loved and maintained by the current owners. The large versatile central sitting dining room boasts a wood burner and sits between the cosy lounge and the sunny kitchen. The first floor offers a recently upgraded bathroom, a vast master bedroom with fitted wardrobes and an additional double bedroom. All this is complemented by the period fireplaces, modern boiler for heating and plenty of working from home space. Please make contact to have a look inside.

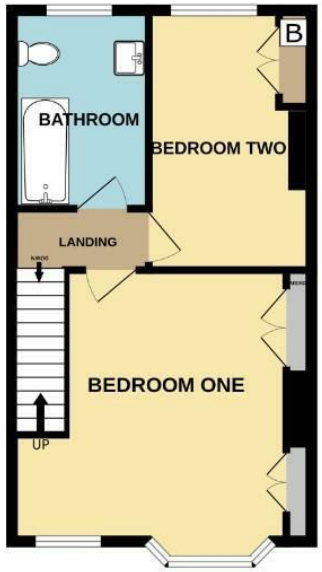
- South Facing Suntrap Garden!
- Prime Redfield Location
- Very Well Kept Period Home
- Large Central Sitting Dining Room
- 89 Square Meters - EPC D
- Wood Burner
- First Floor Large Bathroom
- Huge Master Bedroom with Built in Wardrobes
- St George Park a Walk Away
- Church Road Eateries on the Doorstep

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GROUND FLOOR



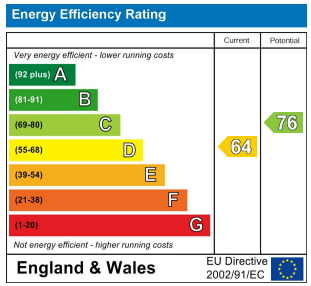
1ST FLOOR

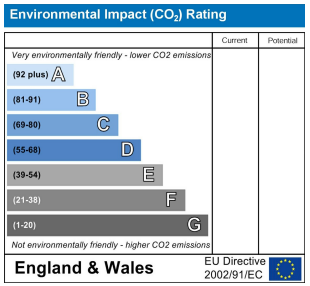


2 BED MID TERRACE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Front Door
Front garden space for bins and plants, original tiles to green wooden door opening into internal porch with space for shoes and coats, double wooden doors opening into

Entrance Hall
Stairs to first floor, under stairs storage cupboard, radiator, doors into

Lounge
14'6" x 9'2"
Double glazed bay window to front, radiator, built in bookshelves to alcoves, fireplace

Sitting/Dining Room
15'0" x 12'9"
Double glazed window to rear, radiator, chimney breast housing wood burner, step down into

Kitchen
11'7" x 6'11"
Wall and base units with work surface over, sink and drainer, fitted oven and hob with extractor fan over, tiled splash backs, space for washing machine, dishwasher and stand alone fridge freezer, radiator, double glazed window to rear and side and door to garden with cat flap

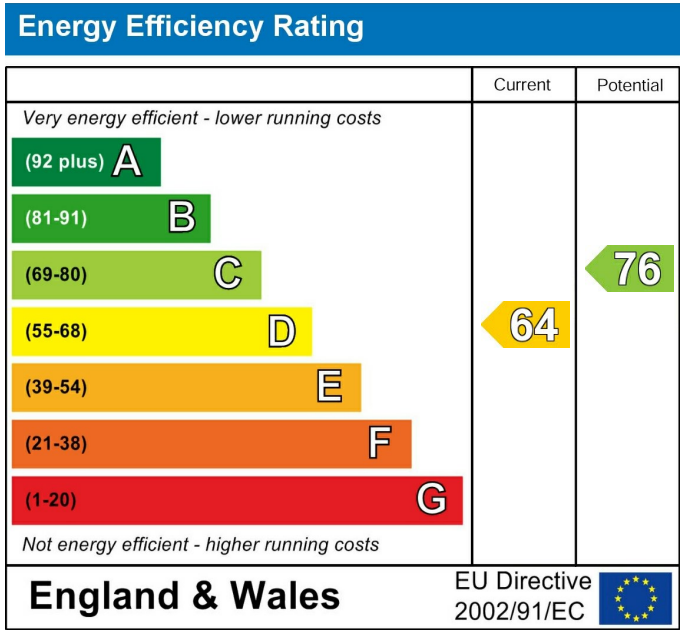
Stairs
Leading to first floor landing with loft access and doors to..

Bedroom One
14'6" x 10'11" into bay not alcove
Double glazed bay window and additional window to front, radiator, Victorian fireplace, fitted wardrobes to alcoves

Bedroom Two
12'10" x 8'7"
Double glazed window to rear, radiator, Victorian fireplace

Bathroom
8'5" x 5'5"
Three piece white suite comprising deep bath with shower over, waterproof wall panels, wc, wash hand basin over large drawer vanity unit with wood work surface, towel radiator, Airtech extractor fan, obscure glazed window to rear

Garden
South facing sun trap. Patio seating area beside the house leading to raised artificial lawn area, wood framed flower beds with mature plants



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.




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TOUR 2013



