

HUNTERS®

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Midland Terrace

Bristol, BS16 3DH

£300,000



Hunters are pleased to offer for sale this unique and highly individual 3 bedroom period end terrace property located in a position right next to the Bristol to Bath cycle trace and also is within easy reach to Fishponds high street. This property is offered with no onward chain and would ideally suit first time buyers. The property briefly comprises to the ground floor, a lounge, a separate dining room and kitchen. To the first floor there are 3 bedrooms and bathroom. Further benefits include, gas central heating, dg widows and a modest courtyard rear garden.



Entrance
Via UPVC double glazed door to lobby.

Lounge 14'6" x 12'6" (4.44m x 3.82m)
Double glazed window to side, natural wood flooring, radiator, wall mounted Vaillant gas combination boiler serving central heating and hot water.

Dinning Room 18'1" x 10'0" (5.52m x 3.07m)
Double glazed window to front, radiator.

Kitchen 11'5" x 9'11" (3.48m x 3.03m)
A good range of base and wall units with working surfaces incorporating a single bowl sink, plumbing for dishwasher, integral fridge, plumbing for washing machine, fitted gas hob with oven below and extractor over, door to rear leading to garden.

First Floor Landing
Double glazed window to front, access to loft space.

Bedroom 1 11'1" x 9'8" (3.39m x 2.96m)
UPVC double glazed window to front, radiator.

Bedroom 2 10'1" x 7'2" (3.08m x 2.20m)
UPVC double glazed window to side, radiator.

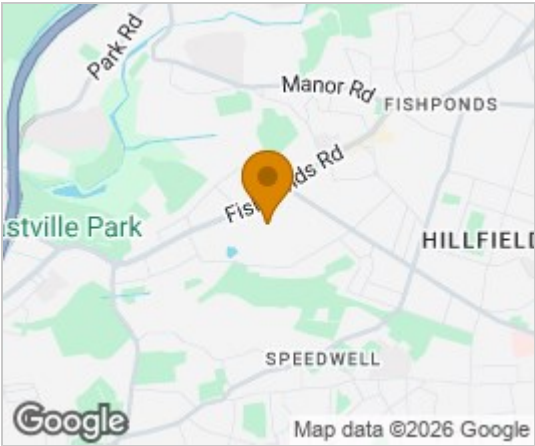
Bedroom 3 9'6" x 6'11" (2.90m x 2.13m)
UPVC double glazed window to front, radiator.

Bathroom
Modern fitted 4 piece suite, opaque double glazed window to rear, panelled bath, low level WC, sink into storage unit, separate double tray shower cubicle with overhead shower, partly tiled.

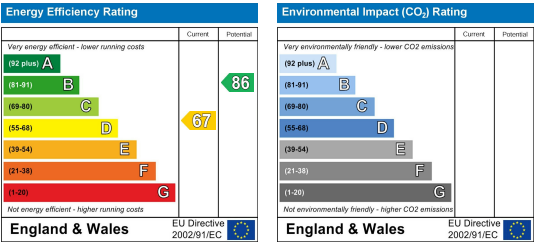
Exterior To The Rear
Courtyard style garden with mature and attractive planting.

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"

Area Map



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.