Eveleighs

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2 Hampton Street, Bristol, BS15 1TP

£330,000

Nestled on Hampton Street in the vibrant city of Bristol, this stunning semi-detached house presents an exceptional opportunity for those seeking a beautifully renovated family home. Boasting three well-proportioned bedrooms and two inviting reception rooms, this property is designed for both comfort and style.

Having undergone a comprehensive renovation, the home features new electrics, heating, and uPVC windows and doors, ensuring modern living standards are met. The fresh carpets throughout add a touch of warmth, while the newly fitted kitchen and bathroom provide a contemporary feel that is both functional and aesthetically pleasing.

Set on a generously sized corner plot, this property not only offers ample outdoor space but also presents the exciting potential for future extension, subject to the necessary planning consents. Off-street parking is an added convenience, making this home as practical as it is appealing.

Located conveniently close to local shops and amenities, this property is perfect for families and professionals alike. With no onward sales chain, you can move in without delay and start enjoying all that this delightful home has to offer. Don't miss the chance to make this exquisite property your own.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via uPVC double glazed front door into

Hallway



Stairs rising to first floor landing, double radiator, wood effect flooring, space and plumbing for washing machine under stairs, additional under stairs storage, doors to

Sitting Room
12'0" x 11'1" (3.68 x 3.39)



uPVC double glazed feature square bay window to front aspect, double radiator.

Kitchen/Dining Room
12'1" x 16'9" (3.70 x 5.13)






uPVC double glazed patio doors opening to rear garden, uPVC double glazed window to rear aspect, a recently refitted kitchen comprising a range of wall and floor units with worksurface over, sink drainer unit with mixer taps over, integrated fridge freezer, oven and gas hob with extractor hood over, double radiator, floor to ceiling storage cupboard with shelving, wood effect flooring.

First Floor Landing



Obscured uPVC double glazed window to side aspect, access to loft space with pull down ladder, doors to

Master Bedroom
12'3" x 10'7" (3.74 x 3.23)



uPVC double glazed window to rear aspect, double radiator.

Bedroom Two
12'1" x 9'8" (3.69 x 2.96)



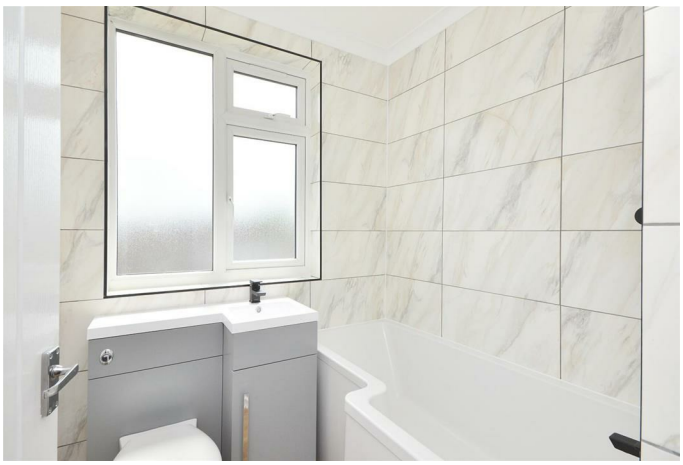
uPVC double glazed feature square bay window to front aspect, double radiator.

Bedroom Three
6'5" x 6'9" (1.98 x 2.08)



uPVC double glazed window to front aspect, double radiator, cupboard housing Vaillant combination boiler.

Family Bathroom
5'6" x 5'11" (1.70 x 1.82)



Obscured uPVC double glazed window to rear aspect, suite comprising panelled bath with taps over, close coupled w/c, pedestal wash hand basin

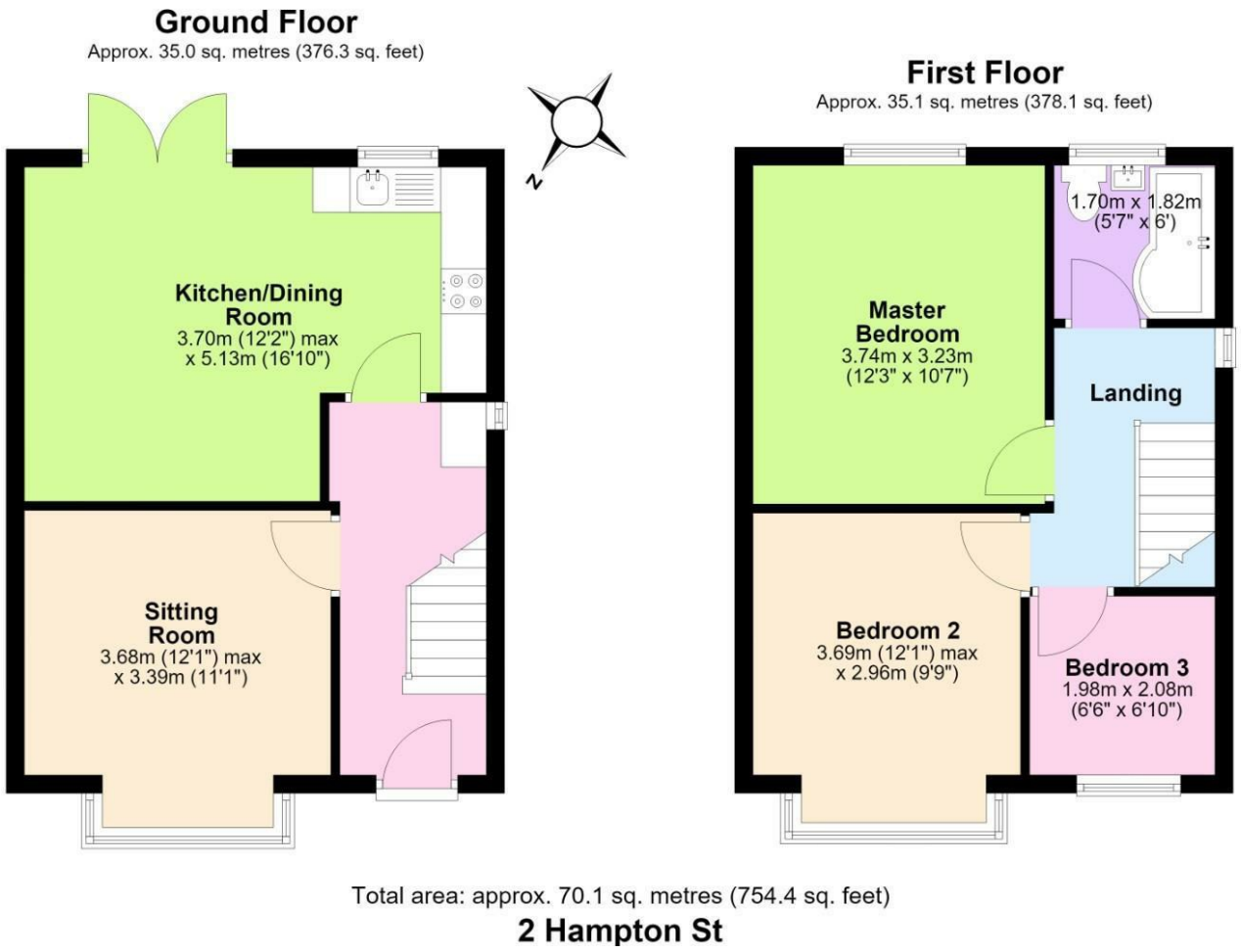
Outside



The front of the property has a driveway providing off street parking for several vehicles, a pedestrian gate provides access to the rear garden. The rear garden has a patio immediately adjacent to the property ideal for garden furniture, the remainder is laid mainly to lawn. There is potential to either extend the property or build a separate dwelling due to the size of the garden (subject to necessary planning consents).

Directions
Sat Nav BS15 1TP

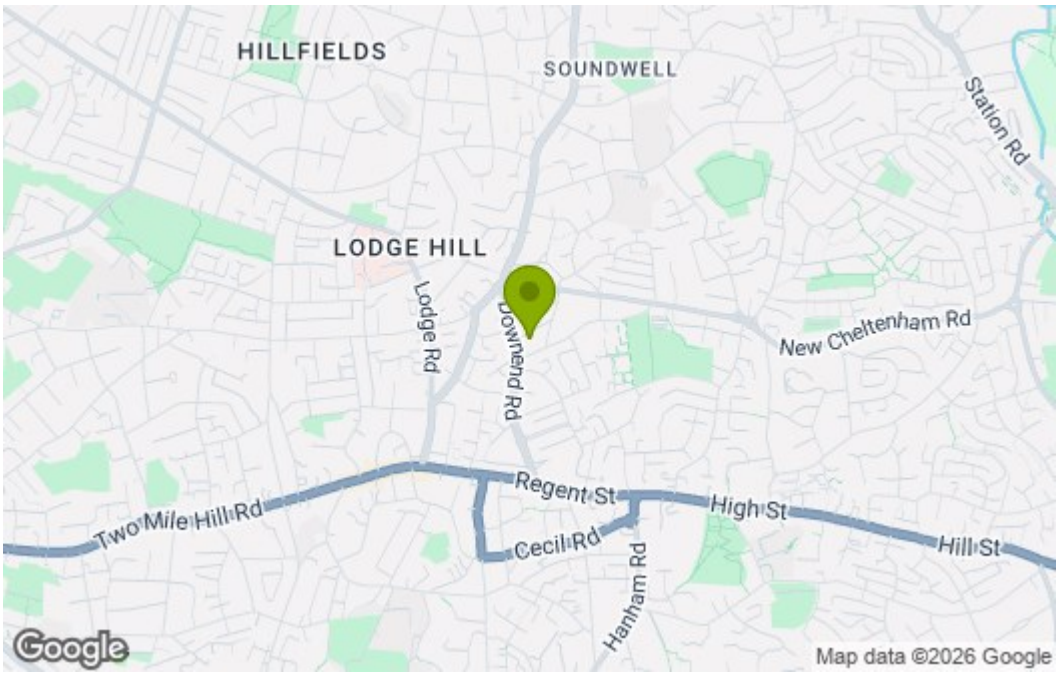
Floor Plan



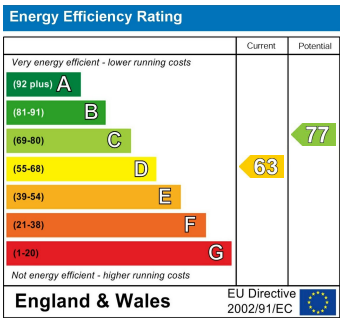
Total area: approx. 70.1 sq. metres (754.4 sq. feet)

2 Hampton St

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.