





Colston Dale,  
Bristol,  
BS16 1TR

£385,000



Hunters are delighted to offer for sale this fabulous 3 bedroom terrace property located on the fringe of the highly popular Trendlewood Park development having lovely rear views onto open green space. The property is within walking distance to various pathways offering walks leading to Eastville Park and the River Frome. This spacious house would make a great first time buyer or young family home, offering modern, light and airy accommodation that briefly comprises, a generous lounge with rear views onto the garden, a modern fitted kitchen/diner, a downstairs cloakroom, 3 good size bedrooms and a white fitted bathroom. Further benefits include, an enclosed rear garden, gas central heating, dg windows and a single garage. Internal viewing recommended.





## ENTRANCE

Paneled door to...

## LOBBY

Radiator, wood grain effect laminate flooring, glazed paneled door to further landing, stairs to lower level and stairs to first floor.

## CLOAK ROOM

Opaque double glazed window to front, low level WC, radiator, sink into unit with cupboard below.

## KITCHEN/DINER 16'2" x 9'6"

Double glazed window to front, cupboard housing Worcester gas combination boiler serving central heating and hot water. Kitchen comprising of modern fitted base and wall units with roll top working surfaces incorporating a single bowl sink, tiled splash back, fitted gas hob with oven below and extractor over, space for fridge freezer, plumbing for automatic washing machine, space and area for dining table and chairs, tiled floor.

## LOWER LEVEL

### LOUNGE 15'10" x 13'2"

Double glazed windows and double glazed French doors to rear having pleasant outlook and views onto the rear garden, radiator, built in understairs storage cupboard.

## FIRST FLOOR LANDING

Access to loft space.

### BEDROOM 2 13'2" x 8'7"

Double glazed window to rear with pleasant outlook and views, radiator, built in over stairs storage cupboard.

### BEDROOM 3 10'1" x 6'9"

Double glazed window to rear having pleasant outlook and views, natural wood flooring, radiator.

## SECOND FLOOR LANDING

Access to loft space, built in storage cupboard.

### BEDROOM 1 13'7" x 9'6"

Double glazed window to front, radiator, built in storage cupboards.

## BATHROOM

Opaque double glazed window to front, modern white suite with paneled bath having overhead electric shower, sink into storage unit, low level WC, radiator.

## EXTERIOR TO THE REAR

Has enclosed mature garden with timber decked area adjoining the property the remainder having attractive and mature planing with pedestrian access gate located to the rear of the garden leading onto pedestrian pathway.

## EXTERIOR TO THE FRONT

Section laid to lawn the rest having mature planting.

## SINGLE GARAGE 16'10" x 8'1"

There is a single garage located Infront of the property with up and over door, with power and light.


## 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: C



- 3 bedroom mid terrace property
- Highly sought after Trendlewood Park
- Spacious lounge with rear views
- Modern fitted kitchen/diner
- Offered with no onward chain
- Idea first time buyer or family home
- Enclosed rear garden
- Single garage
- Well spaced internal rooms
- Within walking distance to scenic walks.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales	EU Directive 2002/91/EC 	

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