



Hope Place, Paulton, Bristol, BS39 7LT

£300,000



- Beautifully Presented Throughout
- Close To Local Amenities
- Parking To The Rear
- Natural Stone Cottage
- Council Tax Band - B
- Extended Family Home
- Cloakroom & Utility
- Good Size Rear Garden
- Energy Rating - D
- Tenure - Freehold

BARONS Property Centre are delighted to bring to the market this beautifully presented family home, located in the highly sought after village of Paulton.

Finished to an excellent standard throughout, the property boasts a modern fitted kitchen, offering stylish and efficient living. The home is ideally positioned close to a wide range of local amenities including a restaurant, swimming pool, primary school, pubs, shops and a hospital.

The ground floor accommodation comprises a welcoming living room, open-plan dining area and an extended kitchen flooded with natural light from skylights. Additional benefits include a utility room and a convenient cloakroom.

To the first floor are two bedrooms, one double and one single, along with a modern shower room. The second floor provides a further spacious bedroom, ideal as a principal suite or home office.

Externally, the property benefits from off-street parking for two vehicles, gas central heating and UPVC double glazing throughout.

Early viewing is highly recommended.

For further information or to arrange your viewing, please contact BARONS Property Centre on 01761 411411.

**Kitchen 20'9" x 11'10" (6.33 x 3.63 )**

**Lounge 12'7" x 9'11" (3.84 x 3.04 )**

**Utility**

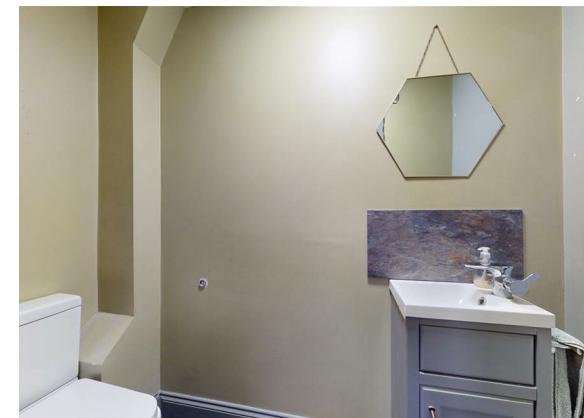
**WC 6'10" x 2'5" (2.09 x 0.76 )**

**Loft Room 12'9" x 12'0" (3.90 x 3.67 )**

**Bedroom Two 11'3" x 9'4" (3.43 x 2.86 )**

**Bedroom Three 11'4" x 6'2" (3.47 x 1.88 )**

**Shower Room 9'8" x 7'1" (2.95 x 2.16 )**







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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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			
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	EU Directive 2002/91/EC

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