Burchells Green Road, Bristol, Bristol, BS15 1DS
Ideal Location | Spacious Victorian Terrace | Bright & Airy Throughout | Everything in Good Condition
Two Large Reception Rooms | Two Large Double Bedrooms | Big Upstairs Bathroom | Modern Combination Boiler

**Asking Price: £240,000**
**BRIGHT AIRY & SPACIOUS** This is a surprisingly large two bed terrace with a big upstairs bathroom and a utility room! All this along with a pretty court yard garden and two large open plan reception rooms. Upstairs are two double bedrooms, the master is huge! The bathroom has plenty of space and there is built in storage everywhere! Outside there is side storage area too. The real bonus is the location right between St George & Kingswood with shops & bus stops on the door step. Please call to view.

**FRONT DOOR**
Opening into

**ENTRANCE HALL**
Wall mounted meters, wood effect laminate flooring through to reception rooms, stairs to first floor, radiator, opening into

**DINING ROOM**
4.27m (14' 0'')x 4.27m (14' 0'')
Double glazed window to rear, under stairs storage cupboard, open fireplace with exposed brick & white mantelpiece, square archway opening into

**LOUNGE**
4.88m (16' 0'')x 3.25m (10' 8'') into bay
Double glazed bay window to front, radiator, open fireplace, currently housing electric fire

**KITCHEN**
3.51m (11' 6'') x 2.44m (8' 0'')
Wall and base units with work surfaces over, sink and drainer, space for dishwasher, washing machine & fridge freezer, fitted oven and hob with extractor fan over, tiled splash backs, double glazed window to side and door to

**OUTDOOR STORAGE AREA**
Laid with stone, enclosed by wall and utility room, ideal for toys, tools, bins & bikes.

**UTILITY ROOM**
3.73m (12' 3'') x 2.59m (8' 6'')
Double glazed window to rear and front and door to rear garden, work surface over cupboards, sink and drainer, space for appliances

**STAIRS**
Leading to first floor landing with grey carpet flowing into bedrooms, loft access and storage cupboard built in, doors into

**BATHROOM**
2.74m (9' 0'')x 2.44m (8' 0'')
Double glazed obscure window to rear, three piece white suite comprising panelled bath with shower over, tiled surround, wc, wash hand basin, built in cupboard housing modern combination boiler for gas central heating, radiator

**BEDROOM TWO**
4.27m (14' 0'')x 2.54m (8' 4'')
Double glazed window to rear, radiator

**BEDROOM ONE**
4.27m (14' 0'')x 4.27m (14' 0'')
Two double glazed windows to front, radiator

**GARDEN**
Private court yard garden enclosed by high walls, seating area surrounded by lawn and mature plants and climbers

**ENERGY PERFORMANCE RATING**
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**OPENING HOURS**
Monday - Friday: 9.30am - 5.30pm
Saturday: 9.30am - 4pm
Sunday: Closed

**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.

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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.