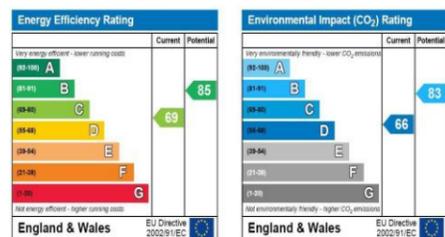


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

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.



Tynning Road, Bristol, BS3 5DF

THREE BEDROOMS | TERRACED | LOUNGE / DINING ROOM | KITCHEN/ BREAKFAST ROOM
 GAS CENTRAL HEATING | UPVC DOUBLE GLAZING | FRONT AND REAR GARDENS | GARAGE

Guide Price: £340,000

Hunters 308 Wells Road, Knowle, Bristol, BS4 2QG | 0117 972 3948
 knowle.bristol@hunters.com | www.hunters.com

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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



Tynning Road, Bristol, BS3 5DF

Hunters BS3/4 are delighted to present to the market this wonderful example of a 1930's, Bay Fronted, Mid Terrace Home located on the popular Tynning Road. The house consists of an Entrance Hall, Bay Living Room, Dining Room and a Kitchen / Breakfast Room to the Ground Floor. Upstairs you will find Three Bedrooms and a Shower Room. Further benefits include Gas Central Heating via a Combination Boiler, uPVC Double Glazing, Front and Rear Gardens and a large Garage which can be accessed via the lane to the rear. Furthermore the property is located close to Peretts Park and Victoria Park with local amenities and Schools, also within walking distance of the city centre and Bristol Temple Meads. This property is offered with NO ONWARD CHAIN. To arrange your viewing please call Hunters today on 0117 9723948.

ENTRANCE HALL

uPVC double glazed entrance door, cupboard housing meters, radiator, carpet, stairs to first floor accommodation,

LIVING ROOM

3.63m (11' 11") x 3.56m (11' 8")

uPVC double glazed bay window to front elevation, feature fireplace, radiator, carpet, opening through to the dining room

DINING ROOM

3.33m (10' 11") x 3.15m (10' 4")

uPVC double glazed window to rear elevation, radiator, carpet

KITCHEN BREAKFAST ROOM

5.97m (19' 7") x 2.51m (8' 3") narrowing to 1.83m (6' 0") in the breakfast area

uPVC double glazed windows to the rear and side elevation, range of matching wall and base units with work surfaces above, tiled splash backs, sink drainer, fitted cooker and grill, electric hob with extractor above, space for upright fridge/ freezer, plumbing for washing machine, space for tumble dryer, wall mounted combi boiler, radiator, tiled floor in the kitchen area and carpet in the breakfast area



LANDING

Loft access with pull down ladder and light, carpet floor, doors to rooms

BEDROOM ONE

3.68m (12' 1") x 2.90m (9' 6")

uPVC double glazed window to front elevation, built in storage cupboard, radiator, carpet

BEDROOM TWO

3.35m (11' 0") x 3.20m (10' 6")

uPVC double glazed window to rear elevation, built in storage cupboards, radiator, carpet

BEDROOM THREE

2.72m (8' 11") x 2.18m (7' 2")

uPVC double glazed window to front elevation, radiator, carpet

SHOWER ROOM

uPVC double glazed window to rear elevation, low level w.c, pedestal wash hand basin, tiled splash backs, separate shower cubicle with electric shower, radiator, vinyl flooring

FRONT GARDEN

Enclosed via brick wall, pathway leading to front entrance door, mainly laid to paving stones with flower borders



REAR GARDEN

Enclosed via brick wall and wooden fence panels, Patio area, lawn area, flower borders with bushes shrubs and trees, gate leading to rear access

GARAGE

Larger than normal benefiting from a 9ft width! Situated to the rear of the property with an up and over door, power and lighting. Accessible from the lane to the rear of the property

