



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 Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	92	59	89

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.

Mapleleaze, Brislington, Bristol, BS4 4PJ

THREE BEDROOM | END OF TERRACE | KITCHEN DINING ROOM | UPVC DOUBLE GLAZING
 GAS CENTRAL HEATING | FRONT AND REAR GARDENS | LEAN-TO | OFF STREET PARKING

Asking Price: £260,000

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DISCLAIMER
 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



Maplelease, Brislington, Bristol, BS4 4PJ

Hunters BS4 are pleased to present to the market this well presented , three bedroomed , end of terraced home situated on Maplelease in Brislington . The property is well situated for local amenities , shops , schools and transport links . The property itself comprises of an entrance porch , entrance hall ,lounge and kitchen dining room to the ground floor , Upstairs you will find three bedrooms and a family bathroom . Further benefits include upvc double glazing , gas central heating , front and rear gardens and a lean-to currently being used for storage situated to the side of the property . Properties in this area do not hang around long so to arrange your viewing call us today on 0117 9723948 .

ENTRANCE PORCH

Wooden and glazed entrance door ,

ENTRANCE HALL

Aluminium glazed door , cupboard housing meters , laminate flooring , stairs to first floor accommodation ,



LOUNGE

3.99m (13' 1") x 3.81m (12' 6")

uPVC double glazed window to front elevation, feature fire place , carpet

KITCHEN DINING ROOM

uPVC double glazed window to rear , Range of wall and base units with work surfaces over , stainless steel sink drainer , gas oven and hob , tiled splash backs , plumbing for washing machine ,integrated dishwasher , space for upright fridge/freezer ,radiator , laminate flooring , uPVC double glazed door leading to garden .

LANDING

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

BEDROOM ONE

3.91m (12' 10") x 3.00m (9' 10")

uPVC double glazed window to front elevation , cupboard housing wall mounted combi boiler , radiator , laminate flooring



BEDROOM TWO

3.81m (12' 6") x 2.79m (9' 2")

uPVC double glazed window to rear elevation , radiator , laminate flooring



BEDROOM THREE

2.79m (9' 2") x 2.59m (8' 6")

uPVC double glazed window to front elevation , radiator , laminate flooring

BATHROOM

2.39m (7' 10") x 1.70m (5' 7")

uPVC double glazed window to rear elevation , panelled bath with electric shower over ,tiled splash backs, low level w.c , pedestal wash hand basin , heated towel rail , vinyl flooring

FRONT GARDEN

Partially enclosed with an opening providing off street parking , tiered paved area with flower boarders . Pathway to front entrance porch

REAR GARDEN

Enclosed via brick walls , mostly laid to lawn , brick built shed

LEAN-TO

Situated to the side of the property currently being used for storage

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 4pm

Sunday: Closed

