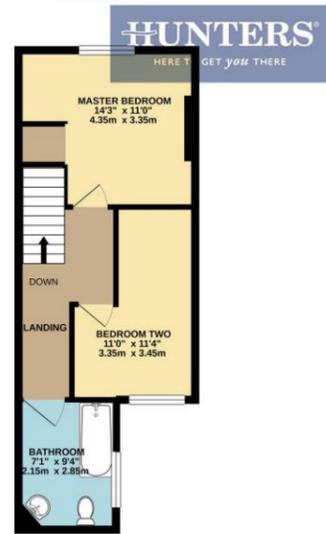


GROUND FLOOR
383 sq ft. (35.4 sq m.) approx.



1ST FLOOR
383 sq ft. (35.6 sq m.) approx.



TOTAL FLOOR AREA: 764 sq. ft. (70.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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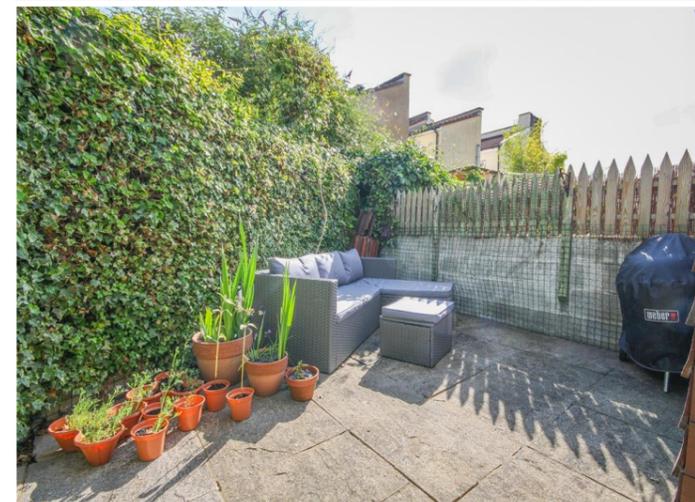
Energy Performance Certificate

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.

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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



Bath Street, Ashton Gate, Bristol, BS3 2EF

Two Bedrooms | End Of Terrace | Side Access | Log Burner
Contemporary Design | Victorian | Opposite Greville Smyth Park | Open Plan Living

Asking Price: £325,000



**Bath Street, Ashton Gate,
Bristol, BS3 2EF**

Hunters BS3 are pleased to present for sale this contemporary two bedroom end of terrace home sitting on Bath street, opposite Greville Smyth Park and a short walk from North Street. Presented in great condition throughout the property is sure to prove ideal for any young family or first time buyers looking for one of these pleasant homes in this popular location.

Internally the ground floor offers a lovely open plan living/ dining space made possible by moving the staircase to its current location, it also affords both a log burner and french doors to the rear garden. The kitchen offers contemporary style units with contrasting wood worktops, the gas combination boiler is also housed here. Moving upstairs there are two double bedrooms making most of the space on offer, finishing the upstairs is the bathroom which is fitted with a three piece suite.

The rear garden is laid with patio and offers a handy store, there is also the benefit of side access via a private lane. The property sits in a desirable location and is offered in great condition throughout, so please call Hunters for more information.

LIVING ROOM

4.50m (14' 9") x 4.35m (14' 3")

DINING ROOM

4.35m (14' 3") x 3.45m (11' 4")

KITCHEN

2.85m (9' 4") x 2.15m (7' 1")

MASTER BEDROOM

4.35m (14' 3") x 3.30m (10' 10")

BEDROOM TWO

3.45m (11' 4") x 3.35m (11' 0")

BATHROOM

2.84m (9' 4") x 2.16m (7' 1")

OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 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.

