



Tynte Avenue, Hartcliffe

£248,900

- **Energy Rating - E**
- **NO ONWARD CHAIN**
- **Driveway Providing Off Street Parking**
- **UPVC Double Glazing**

- **Three Bedroom End-Terrace Home**
- **Lounge & Separate Kitchen / Dining Room**
- **Garage**
- **Southerly facing Rear Garden**

Situated on Tynte Avenue, this three-bedroom end-terrace home only ever owned by one family offers a convenient location near local schools, shops, and transport links, making it a practical choice for buyers. With NO ONWARD CHAIN, it's an appealing option for those looking to move quickly.

Inside, the ground floor features a comfortable lounge, a kitchen/diner, a conservatory, and a potting room, providing ample space for relaxation and meals with family or friends.

Upstairs, there are two double bedrooms, a single bedroom, and a bathroom with a shower over the bath, catering to everyday needs.

Outside, the southerly facing rear garden beckons with a paved patio area, a lush lawn, and a convenient storage shed, offering the option of low or high-maintenance outdoor living. A driveway at the front of the property provides convenient off-street parking, complemented by a garage accessible from the garden.

Additional features include double glazing throughout and efficient gas central heating via a combination boiler, potential extend over the garage, ensuring year-round warmth and comfort.

Lounge 13'7" x 11'5" (4.15 x 3.50)

Kitchen/Diner 19'11" x 8'7" (6.09 x 2.64)

Conservatory 16'4" x 6'8" (5.00 x 2.05)

Bedroom One 12'1" x 8'8" (3.70 x 2.66)

Bedroom Two 12'1" max x 9'7" (3.69 max x 2.93)

Bedroom Three 7'11" x 7'10" (2.43 x 2.41)

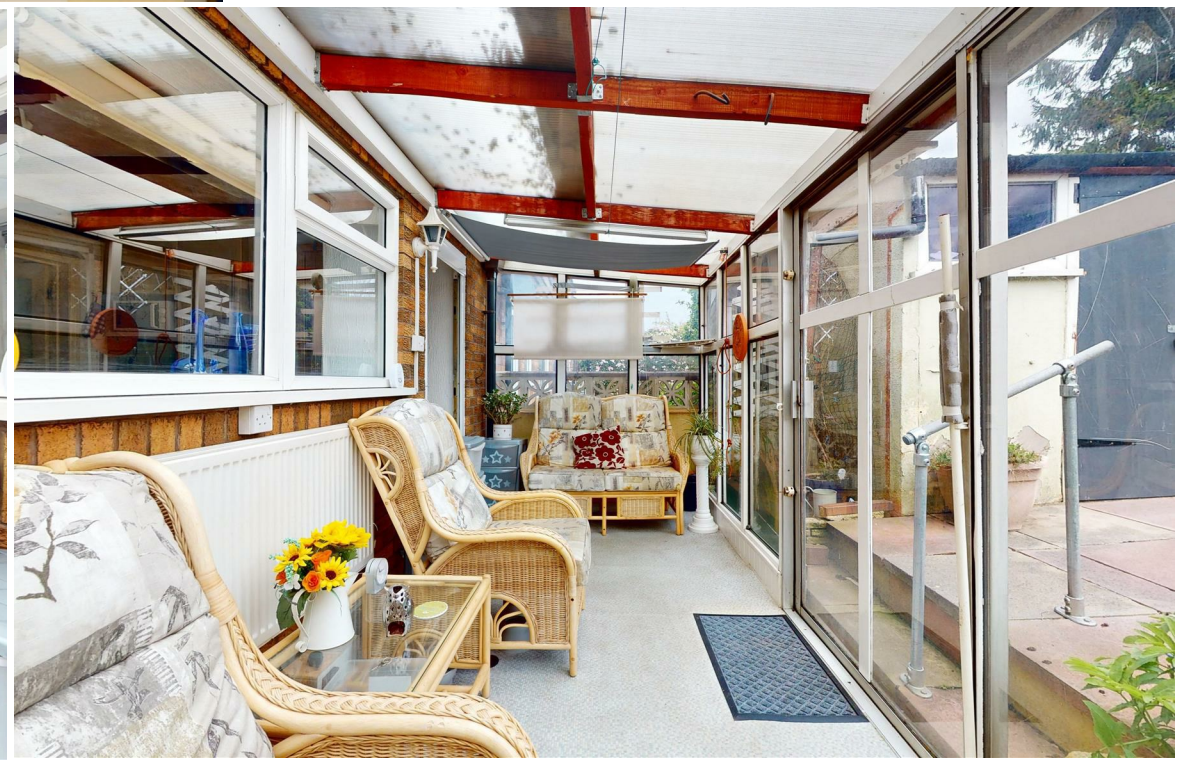
Bathroom 7'7" x 5'5" (2.32 x 1.67)

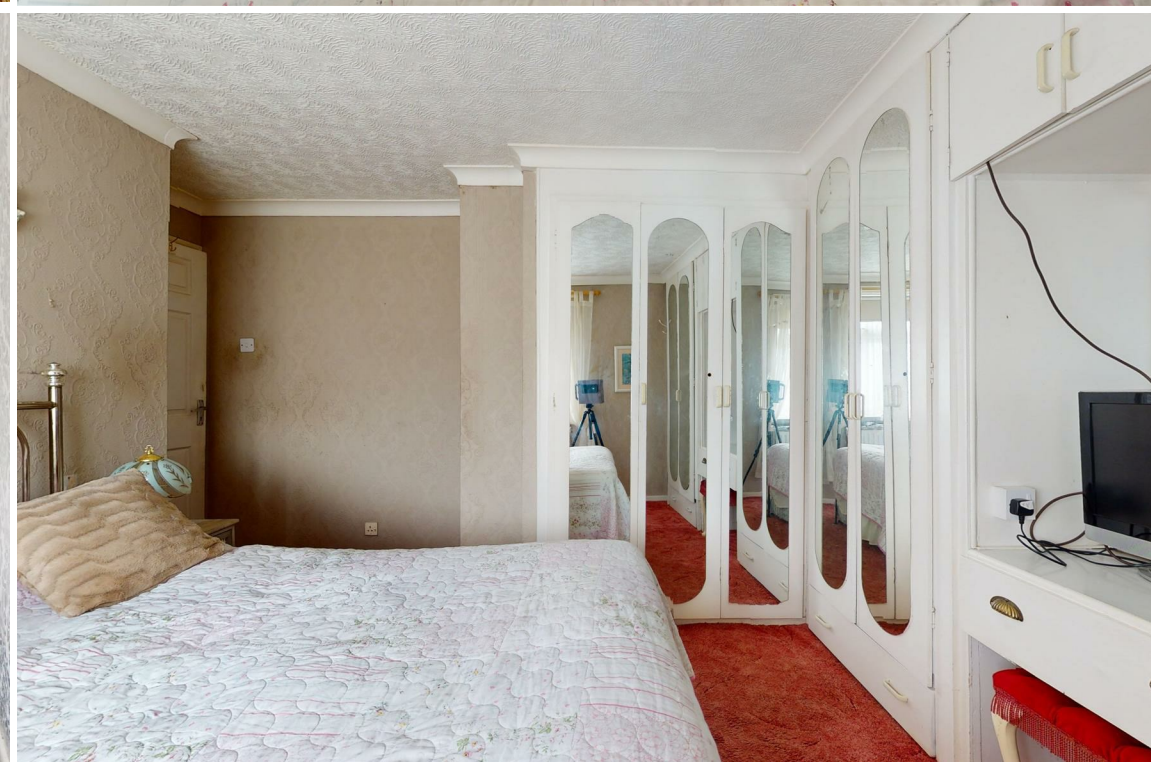
Tenure - Freehold

Council Tax Band - B





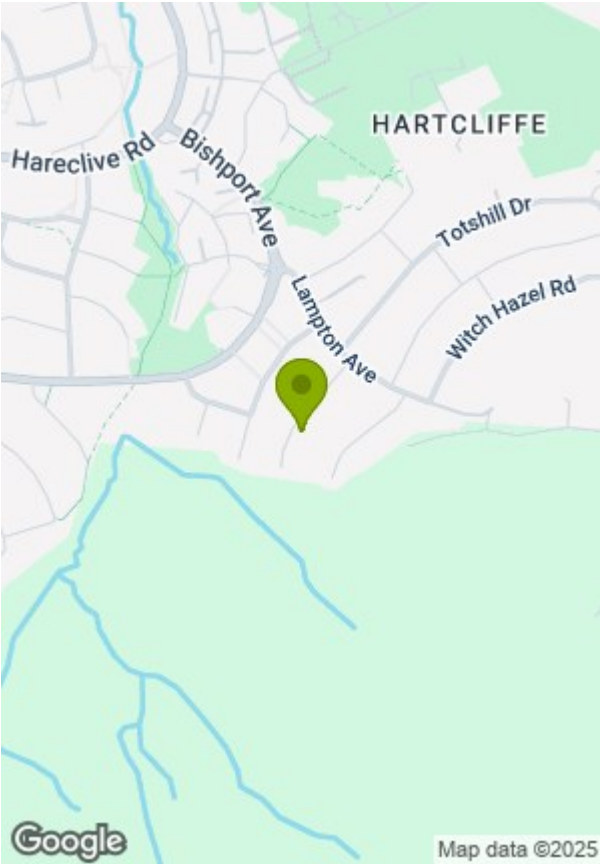








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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	86	England & Wales	EU Directive 2002/91/EC	69

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