



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

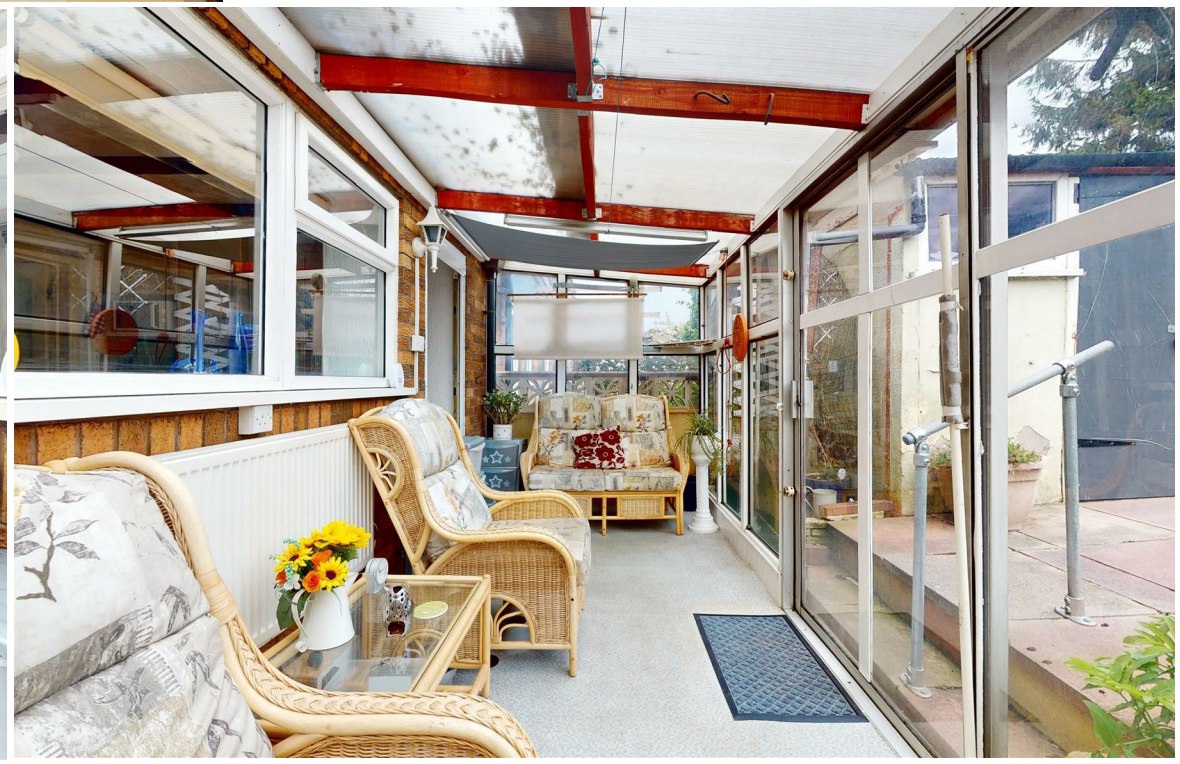
Council Tax Band - B



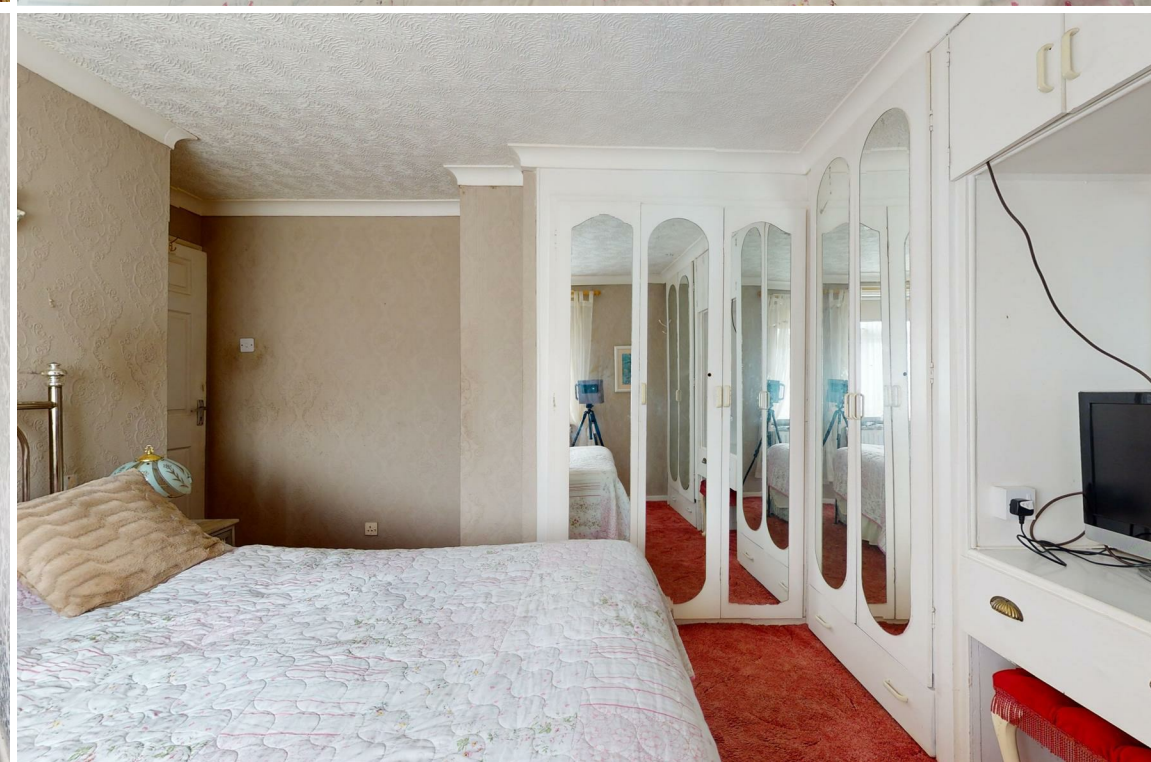












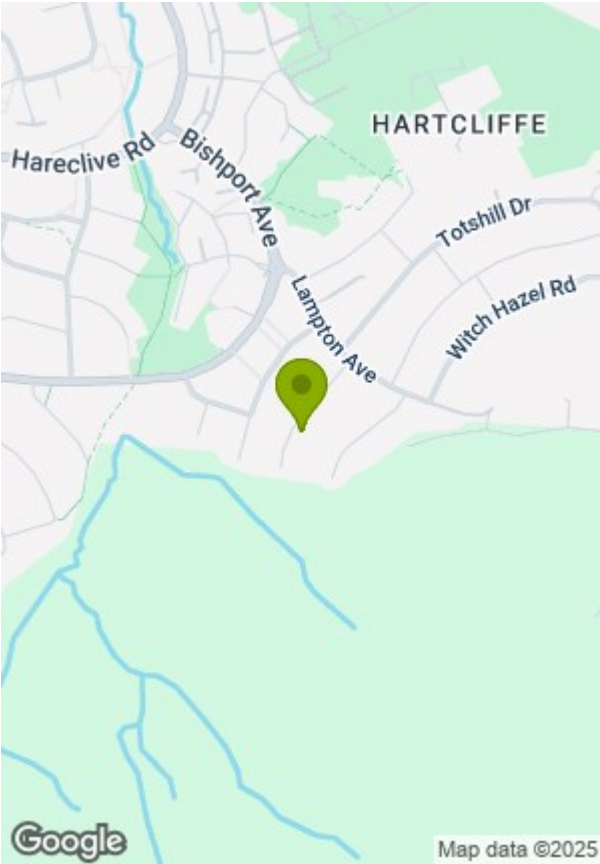








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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|------------------------------------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

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