



Hardenhuish Road, Brislington

£300,000

- **3D INTERACTIVE TOUR**
- **Three Bedrooms**
- **Kitchen & Bathroom**
- **Off Street Parking and Detached Garage**
- **IN NEED OF UPDATING**

- **Terrace Family Home**
- **Through Sitting / Dining Room**
- **Enclosed Rear Garden**
- **No Onward Chain**
- **Energy Rating - C**

Offered with no onward chain, a three bedroom terrace home which would make an ideal first time purchase. The property has been well maintained but would now benefit from some updating. The accommodation comprises an entrance hall, a through sitting / dining room with a bay window to the front aspect and double glazed French doors which open onto the rear garden. The kitchen is adjacent to the dining area and offers potential to knock through (subject to Building Regulation approval) to create a kitchen / dining room. Upstairs, there are two double bedrooms, a further single bedroom and a bathroom. Outside, there is a good size block paved driveway offering off street parking for 2 / 3 cars, the rear garden is enclosed and paved with a brick built outhouse and a detached garage accessed via a rear lane.

Local amenities are close at hand with a wide selection of local shops located in Sandy Park Road. These include Grounded and Deli, Paintworks is also just a short walk and is home to Bocabar and Alex Does Coffee. Local bus services are available from Sandy Park and offer access into the city and there are several parks and larger green areas, such as Arnos Court Park, Nightingale Valley Nature Reserve and St Annes Wood also just a short distance, fabulous open spaces, great for walking the dog!

Living Room 16'7" into bay x 12'1" into recess (5.06 into bay x 3.69 into recess)

Dining Room 11'8" x 8'11"z (3.57 x 2.72z)

Kitchen 11'8" max x 8'9" (3.58 max x 2.68)

Bedroom One 14'0" x 10'0" (4.29 x 3.05)

Bedroom Two 11'8" x 10'8" (3.57 x 3.27)

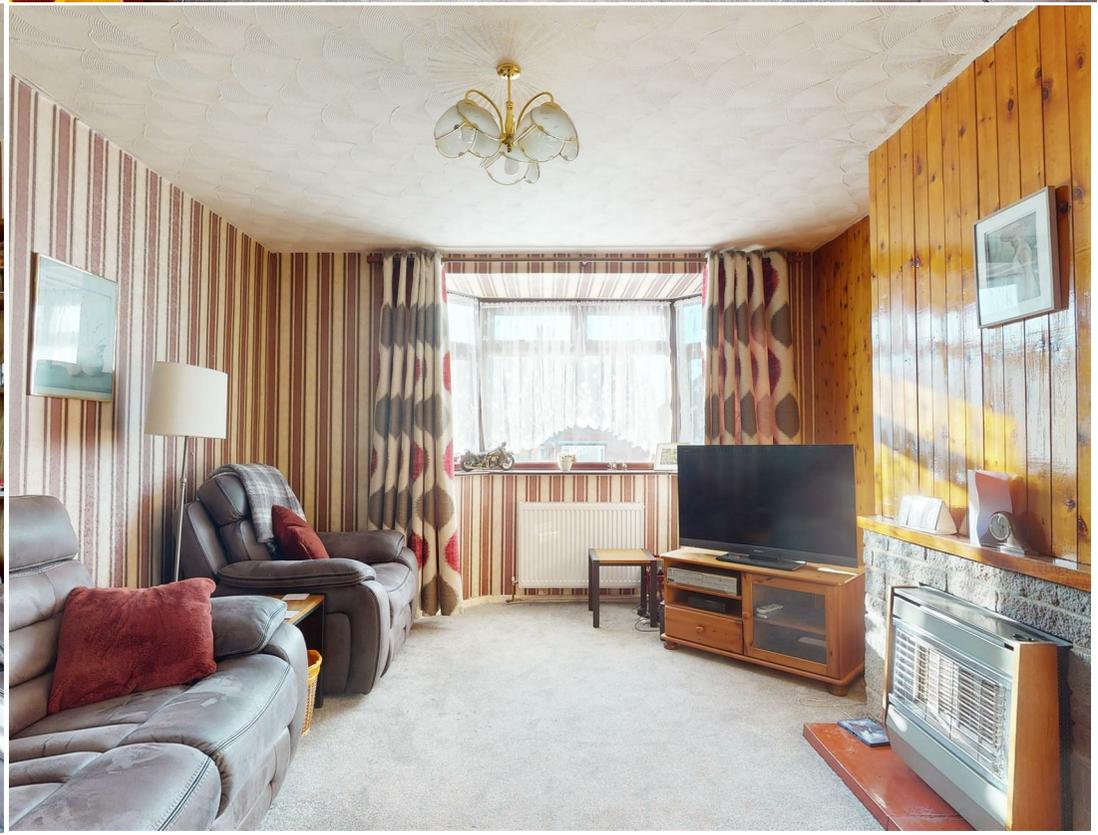
Bedroom Three 9'8" x 7'0" (2.95 x 2.14)

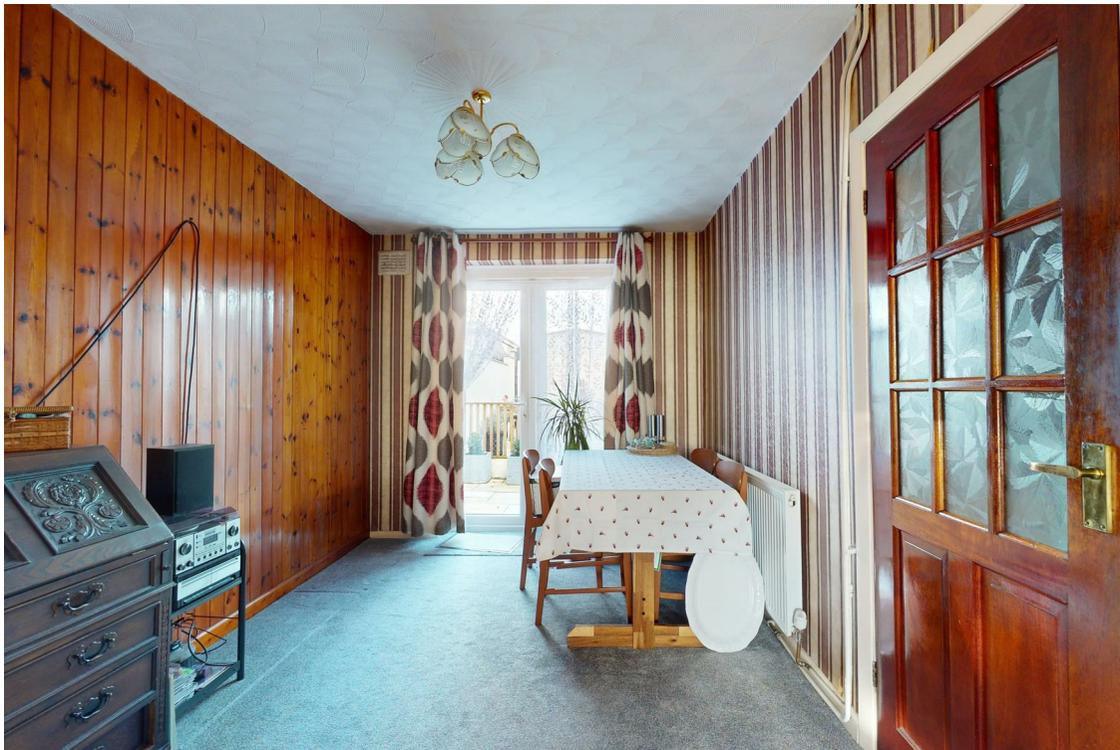
Bathroom 7'5" x 5'6" (2.27 x 1.70)

Tenure - Freehold

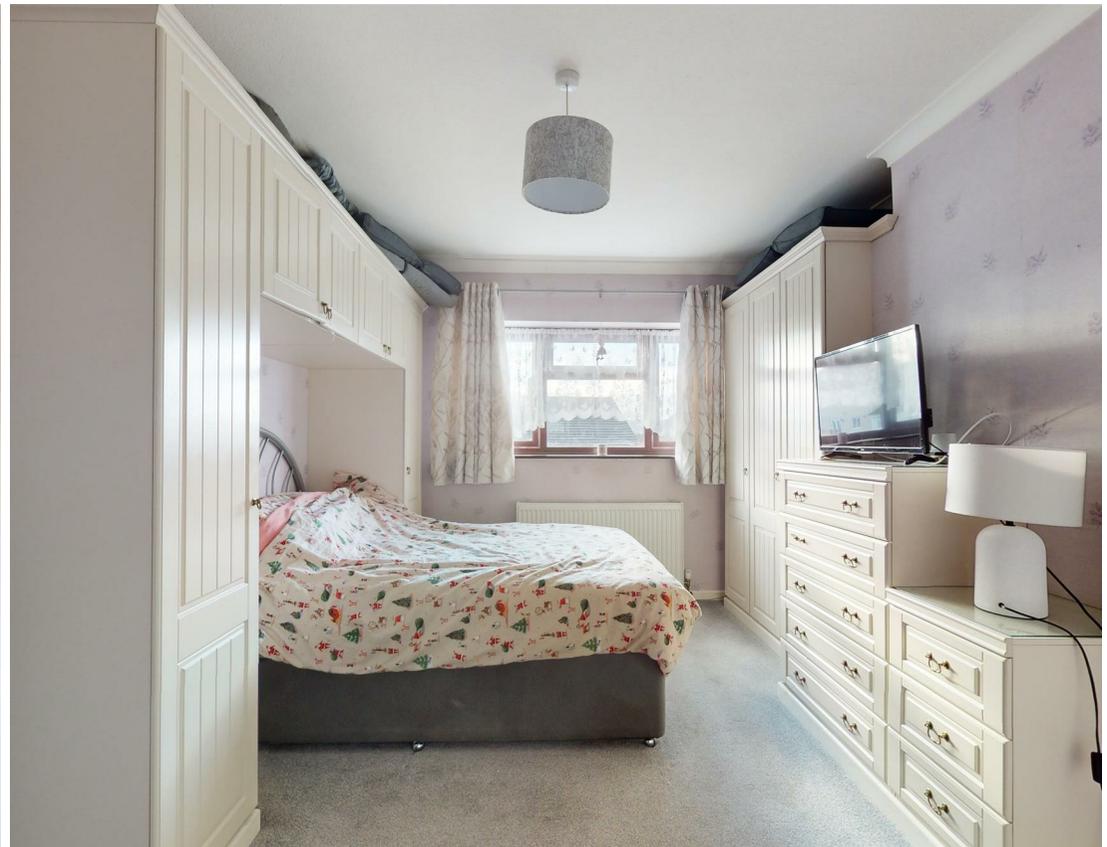
Council Tax Band - B

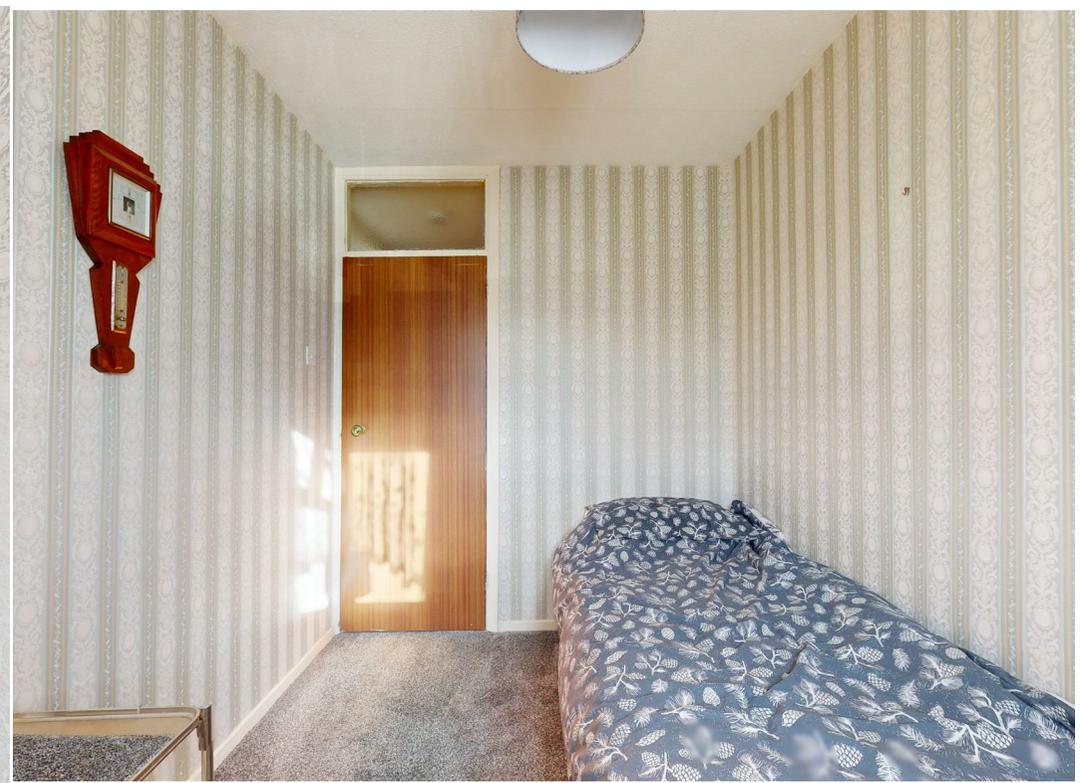




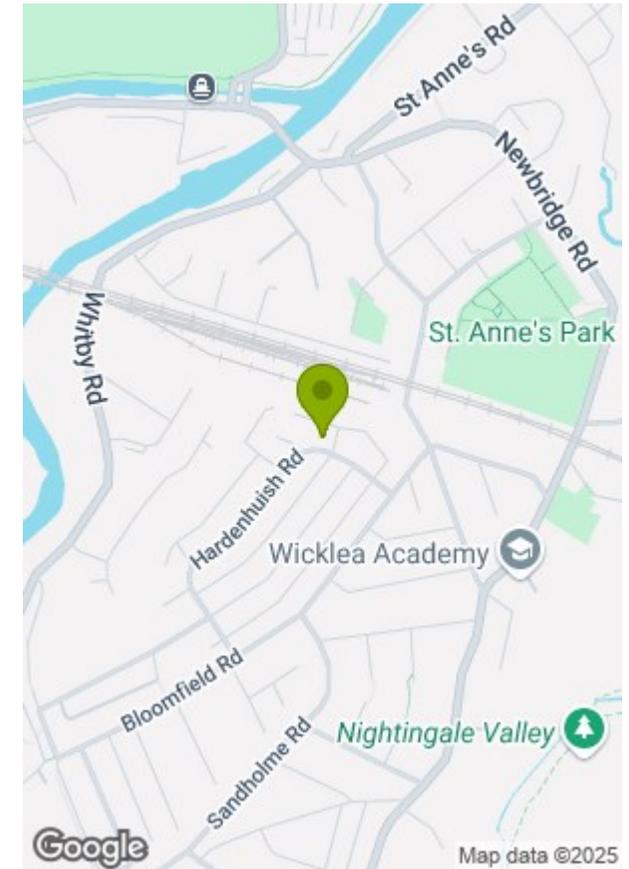












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	87
England & Wales	EU Directive 2002/91/EC	

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

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