



- Living room
- Dining area
- Breakfast room
- Utility plus second utility
- Additiona reception room
- Three bedrooms
- Shower room
- Converted loft area
- Off street parking
- Enclosed rear garden

157 Hampstead Road, Bristol, BS4 3HR
Offers In The Region Of £500,000 Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures or fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

Hallway
Living Room
16'1" x 12'11" (4.91m x 3.95m)
Dining Area
12'5" x 11'9" (3.81m x 3.59m)
Kitchen
17'3" x 7'8" (5.27m x 2.35m)
Breakfast Room
13'5" x 8'2" (4.09m x 2.51m)
Utility
7'0" x 4'6" (2.15m x 1.39)
Reception Room
13'6" x 8'4" (4.13m x 2.56m)
WC
5'5" x 2'3" (1.67m x 0.69m)
Utility Room
8'5" x 7'7" (2.59m x 2.33m)
Landing
Bedroom
16'6" x 11'10" (5.05m x 3.62m)
Bedroom
12'7" x 11'7" (3.84m x 3.54m)
Bedroom
8'9" x 7'7" (2.69m x 2.32m)
Bathroom
8'6" x 7'9" (2.60m x 2.37m)
Loft Room
13'8" x 13'6" (4.17m x 4.14m)



PROPERTY TYPE House - Semi-Detached
BEDROOMS 3
RECEPTION ROOMS 2
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND D



Substantial semi detached home in popular location.

Entrance hallway, living room, dining area, kitchen and breakfast room, plus utility, additional reception room, second utility and WC.

At the first floor are three bedrooms, family shower room plus stairs to converted loft room with velux.

To the front is off street parking, with an elevated deck and enclosed garden to rear.

the location

Set a short distance from the Bath Road, and its range of national retailers and retail park, local shopping facilities are available at nearby Wells Road. Offering excellent access to both Bristol and Bath, there is a frequent local bus service nearby.

what the owners will miss

Offered for sale with no onward chain!

just a thought...

Although requiring some updating this solid, well proportioned home will provide an ideal base for the young, growing or established family alike. Offering flexible accommodation this is a rare opportunity indeed!