



Duncombe Lane, Bristol, BS15 1NS

1930's End Of Terraced Family Home | Directly Over Looking Playing Fields At The Front | Excellent Sized Accommodation Throughout | Three Double Bedrooms

Super Lounge With Dining Room Over Looking Rear Gardens | Detached Garage Plus Additional Gated Off Street Parking | Gas CH & Double Glazed | Large Loft - Potential To Utilise Further

Offers In Excess Of: £280,000

HUNTERS[®]
HERE TO GET *you* THERE

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Hunters Estate Agents are absolutely thrilled to bring to the market this wonderful 1930's end of terraced family home. Set in a cul de sac, directly opposite large playing fields. Having the massive benefit of a large detached garage plus additional parking/garden area both to the rear. Excellent sized accommodation as you would expect for this age, essential viewing!

DOUBLE OPENING DOORS TO...

INNER ENTRANCE STORM PORCH

INNER FRONT DOOR TO...

ENTRANCE HALL

Stairs to first floor, two under stair cupboards, doors to lounge, dining room and kitchen.

LOUNGE

4.44m (14' 7")x12'10"

Double glazed bay window to front aspect, covered radiator, power points, TV pt, covered ceilings, beautiful feature fire place with cast iron inset and wooden surround.



DINING ROOM

3.89m (12' 9")x11'9"



FITTED KITCHEN

5.49m (18' 0")x7'

Fitted kitchen with base and wall units, single sink unit, three double glazed windows to side and rear, side double glazed door, halogen four ring hob with built in oven under, light and fan above hob, power points, archway to dining room.



FIRST FLOOR LANDING

BEDROOM 1

3.96m (13' 0")x12'9"

Double glazed window to rear aspect overlooking rear gardens, radiator, power points, built in cupboard, space for wardrobes.



BEDROOM 2

3.86m (12' 8")x10'

Double glazed window to front aspect with views over playing fields, radiator, power points, space for wardrobes.



ROOM

BEDROOM 3

2.67m (8' 9")x 2.44m (8' 0")

Double glazed window to front aspect with views over the playing fields, radiator, power points.



BATHROOM

Fitted white three piece suite with tiled walls, double glazed opaque window to rear aspect, built in shower above bath.



OUTSIDE

FRONT GARDENS

Elevated position on the road with stone steps up to the front door, small garden area, side pedestrian access to rear gardens.

The lane to the side of the house is gated and padlocked with all owners having keys for access to the rear of their houses with access to their garages and parking spaces.



REAR GARDEN

Beautiful rear gardens with decked area, space for dining table, large Koi fish pond, lawned area, flower borders, access to garage, door to further off street parking, this could also be easily utilised back into the rear garden if not wanted. See Pictures of rear gardens.

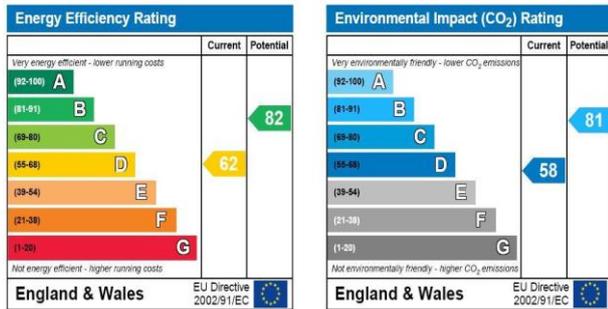


DETACHED GARAGE

Larger than average garage with light and power, up and over door to rear lane.

ADDITIONAL OFF STREET PARKING VIA DOUBLE GATES

ENERGY PERFORMANCE RATING



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.

OPENING HOURS

Monday - Friday: 9.30am - 5.30pm

Saturday: 9.30am - 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.

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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.