



G R E G O R Y S
— E S T A T E A G E N T S —

28 Hill Street
Bristol, BS3 4TW

£410,000



NO CHAIN A handsome turn of the century home situated upon a popular terraced street within the heart of the fantastic district of Totterdown. Offering a three bedroom arrangement over two floors, this characterful property has been the subject of extension to the ground floor, and now presents a fantastic opportunity for those buyers seeking a generous, open plan arrangement at ground floor level. An entrance hallway leads to sizeable rooms, with the living benefitting a handsome bay window and a wood burning stove, with an attractive stripped wooden floor under foot. A large opening through to the sizeable kitchen/dining room allows for good natural light flow, with a well-equipped kitchen for entertaining friends and feeding the family. A three piece bathroom suite resides to the ground floor, in addition to a practical utility room come pantry. The first floor offers three well-proportioned bedrooms, with the principle bedroom impressing with a full width arrangement

GREGORYS ESTATE AGENTS - KEYNSHAM
1 MARKET WALK, KEYNSHAM, BS31 1FS

TEL: 01179866644 E-MAIL: ENQUIRIES@GREGORYS.CLICK

WWW.GREGORYSESTATEAGENT.CO.UK

ACCOMMODATION

ENTRANCE HALLWAY

Solid wooden entrance door leading into lobby, gas meter, ceiling cornice, stripped wooden flooring, a wooden single glazed door leading into the remainder of hall, radiator, ceiling cornice, decorative arch, door to lounge, open to the dining room, stairs leading to the first floor landing

LOUNGE

Double glazed upvc bay window to the front aspect, radiator, a chimney breast with wood burning stove and stone hearth, stripped wooden flooring, decorative ceiling cornice, ceiling rose, door leading to hallway, open to the kitchen/dining room

KITCHEN/DINING

A modern kitchen comprising matte black base units with Quartz worktops over, a one and a half sink bowl with mixer taps over, draining grooves cut into worktop, integrated slimline dishwasher, integrated under counter fridge and freezer, a fitted electric oven with five ring gas hob and extractor fan over, Copper splash back panel, tiled up-stands, double glazed upvc doors leading to the garden, double glazed sky light to rear aspect, stripped wooden flooring, radiator, under stair storage cupboard, further fitted cupboard into recess, door to utility room

UTILITY ROOM

Plumbing for washing machine, work top over, recess currently utilised as a pantry area, door leading to the bathroom

BATHROOM

Obscured double glazed upvc window to the rear, a three piece white suite comprising paneled bath with mains shower over and mixer taps, a low level w.c, a solid wooden worktop with mounted ceramic sink bowl and mixer taps over, a stainless steel towel radiator, stripped wooden flooring, spot lighting, a cupboard housing a Worcester Bosch gas fired combination boiler

FIRST FLOOR LANDING

Stairs leading to the ground floor, doors to first floor rooms, double glazed sky light, wooden balustrade, stripped wooden flooring, an over stair storage cupboard with hanging rail and shelving

BEDROOM ONE

Upvc double glazed window to the front aspect, radiator, a decorative Cast Iron fireplace with wooden surround and stone hearth, stripped wooden flooring, loft hatch

BEDROOM TWO

Double glazed upvc window to the rear aspect, a decorative Cast Iron feature fireplace with wooden surround and stone hearth, stripped wooden flooring, radiator, loft hatch

BEDROOM THREE

Upvc double glazed window to the rear, radiator, further loft hatch

REAR GARDEN

An enclosed, low maintenance rear garden mainly laid to decorative stone shingle, paved steps, outside tap, wood store, raised planters, enclosed by stone wall and fence boundaries

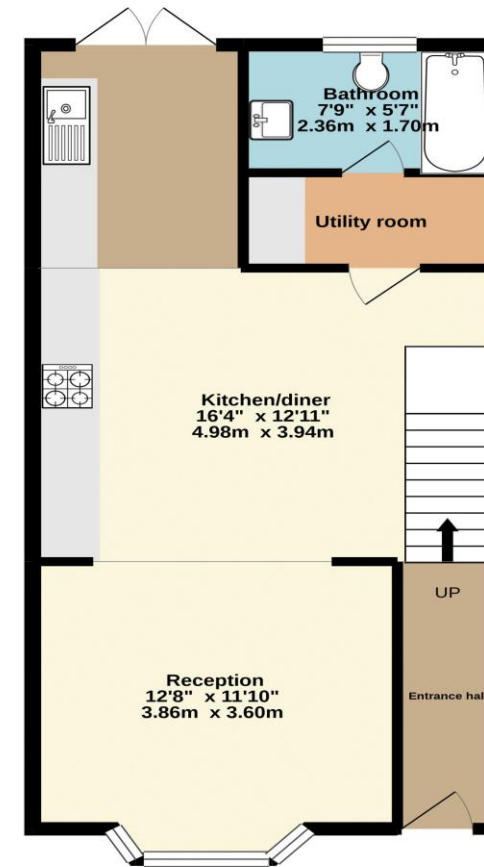
FRONT ASPECT

Enclosed by stone wall, shrubs

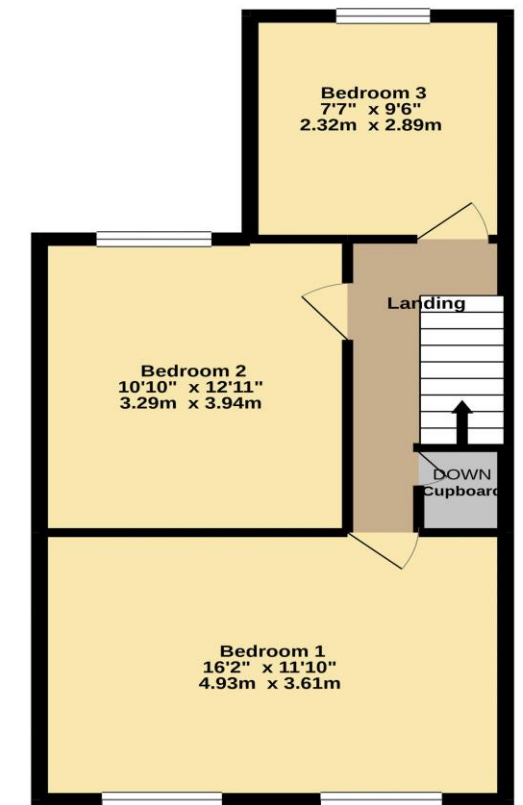




Ground Floor
571 sq.ft. (53.1 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2020