







29 Mayfield Park, Bristol, BS16 3NQ

£380,000

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HERE TO GET *you* THERE

- Highly attractive period semi detached property
- Generous internal space
- Lounge and separate dining room
- Large enclosed rear garden
- Offered with vacant possession
- Requires modernising and refurbishing
- 3 bedrooms
- Off street parking for several vehicles
- Lovely location close to local amenities
- First floor bathroom

Nestled in the charming area of Mayfield Park, Bristol, this delightful house presents an excellent opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those seeking extra room for guests.

The house features a bathroom and kitchen, which, while functional, offers the potential for modernisation to suit your personal taste. One of the standout features of this property is the generous enclosed rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The garden also benefits from pedestrian side access, adding convenience for those who appreciate easy entry and exit.

While the property does require updating and modernising throughout, this presents a unique opportunity for buyers to put their own stamp on the home and enhance its value. With parking available for several vehicles, this house is not only practical but also situated in a desirable location that offers a sense of community and accessibility to local amenities.

In summary, this house in Mayfield Park is a promising canvas for anyone looking to invest in a property with great potential. With its spacious layout, outdoor space, and convenient location, it is sure to attract those eager to create a personalised living environment in the heart of Bristol.





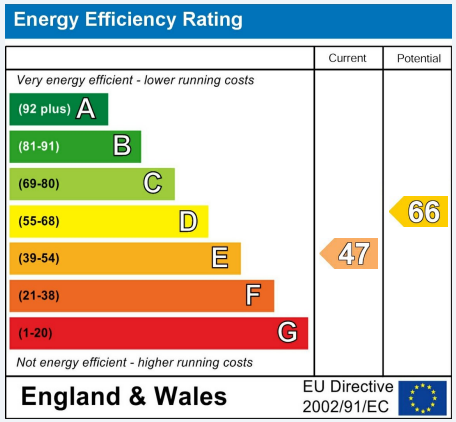






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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.

ANTI-MONEY-LAUNDERING - Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.

Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman