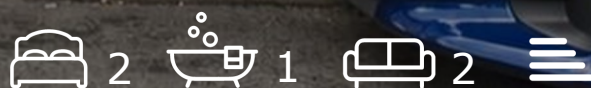




49 Hayward Road  
, Bristol, BS5 9PX

**Asking price £365,000**



# 49 Hayward Road



## Description

This lovely stone faced double bayed Victorian style property mixes well appointed rooms with character providing a great property in this increasingly popular area.

Comprising of inner hallway opening to a cosy bay lounge and full-width dining room and leading to a modern stylish and spacious kitchen with additional utility room area to the rear. Upstairs there are 2 good sized double bedrooms and a large family bathroom with walk in shower cubicle.

Further benefits include wood burning stove, exposed brick chimney breast, stripped and varnished floorboards, double glazing, gas central heating from a combination boiler, features such as fireplaces and opened recess to chimneys and much, much more.

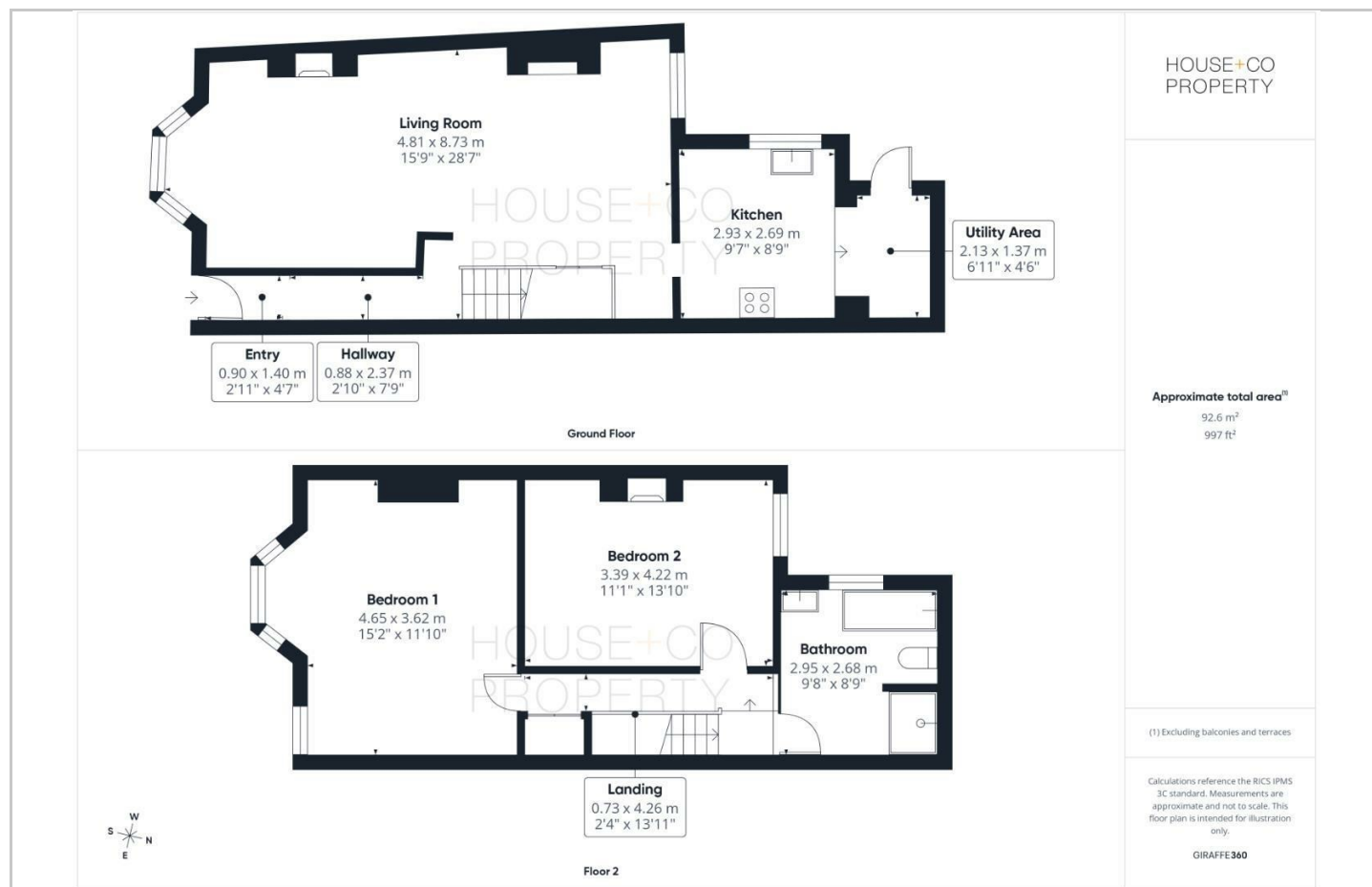
To the rear you will also find an attractive enclosed garden with a large decked area.

- LOVELY DOUBLE BAY FRONTED VICTORIAN STYLE HOME
- UPSTAIRS BATHROOM WITH SEPERATE SHOWER
- PERIOD CHARACTER AND FEATURES
- DOUBLE GLAZED AND GAS CENTRAL HEATING
- WELL PROPORTIONED ROOMS
- 2 LARGE DOUBLE BEDROOMS
- STRIPPED AND VARNISHED FLOORBOARDS
- INCREASINGLY POPULAR AREA CLOSE TO NETHAM PLAYING FIELDS AND CHURCH ROAD
- ENCLOSED GARDEN WITH RAISED DECKING AREA
- GREAT FOR FIRST TIME BUYERS

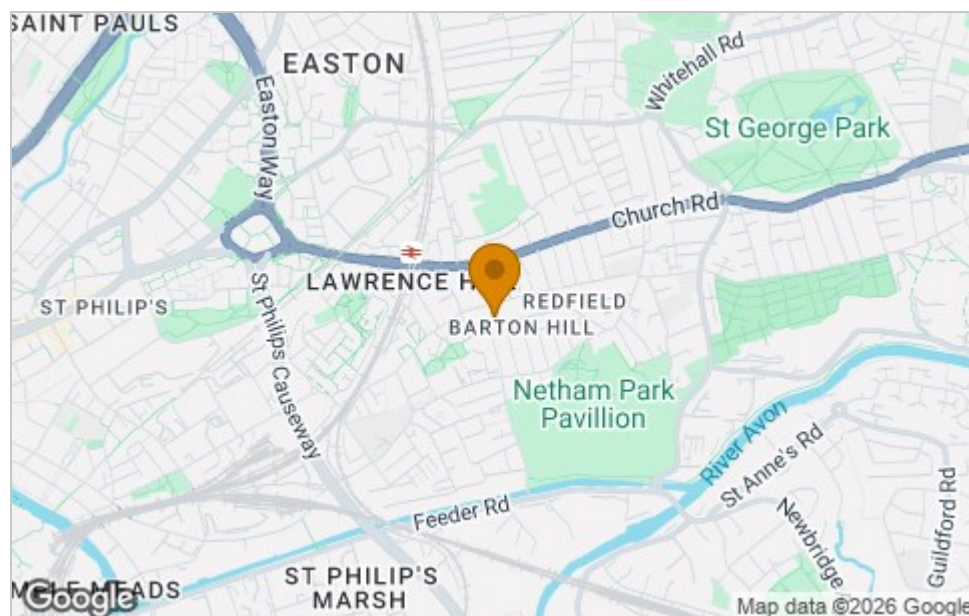




## Floor Plan



## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

| Energy Efficiency Rating                                                                                                                                                                                                                                                                                     |         |                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                              | Current | Potential                                                                                                        |
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                 |         |                                                                                                                  |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                                                                                   |         | EU Directive<br>2002/91/EC  |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                               |         |                                                                                                                  |
|                                                                                                                                                                                                                                                                                                              | Current | Potential                                                                                                        |
| <p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p> |         |                                                                                                                  |
| <b>England &amp; Wales</b>                                                                                                                                                                                                                                                                                   |         | EU Directive<br>2002/91/EC  |

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