

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Watchill Avenue

Bristol, BS13 8DD

Offers Over £300,000



Council Tax: C



# 19 Watchill Avenue

Bristol, BS13 8DD

Offers Over £300,000



## Entrance Hallway

6'5" x 9'0" (1.98 x 2.75)

Access to study, downstairs WC and Lounge/Diner.

## Downstairs WC

Toilet and also the combi boiler.

## Study

4'5" x 9'0" (1.37 x 2.75)

uPVC double glazed window to front elevation, radiator

## Lounge/Diner

18'7" x 12'11" (5.68 x 3.95)

uPVC double glazed windows to rear elevation, radiator and access into the kitchen and rear garden via sliding doors.

## Kitchen

7'7" x 10'9" (2.33 x 3.30)

uPVC double glazed window to side elevation, uPVC door to side garden, a mix of wall and base units with countertops over providing a sink and drainer. Intergrated oven, hob and extractor hood. Also plumbing for an automatic washing machine and free standing fridge freezer.

## Landing

### Bedroom One

12'1" x 13'3" (3.70 x 4.04)

uPVC double glazed window to side elevation and radiator.

### Bedroom Two

6'10" x 11'0" (2.09 x 3.36)

uPVC double glazed window to front elevation and radiator.

### Bedroom Three

7'11" x 9'2" (2.42 x 2.81)

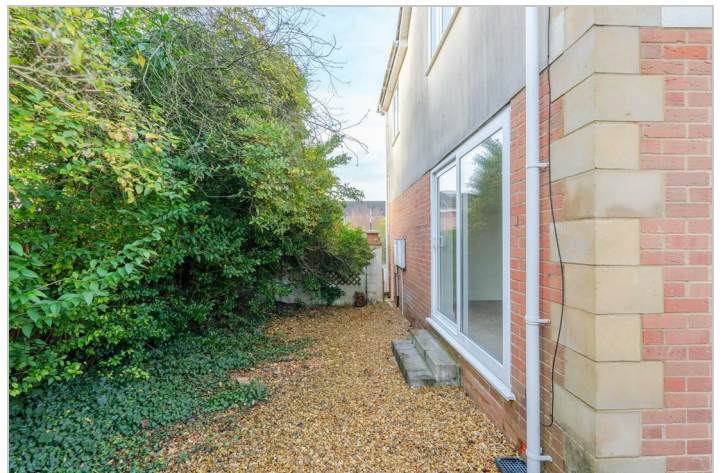
uPVC double glazed window to side elevation and radiator.

### Bathroom

uPVC window to side elevation, toilet, sink, bath and free-standing shower.

### Rear Garden

Enclosed garden,



## Road Map



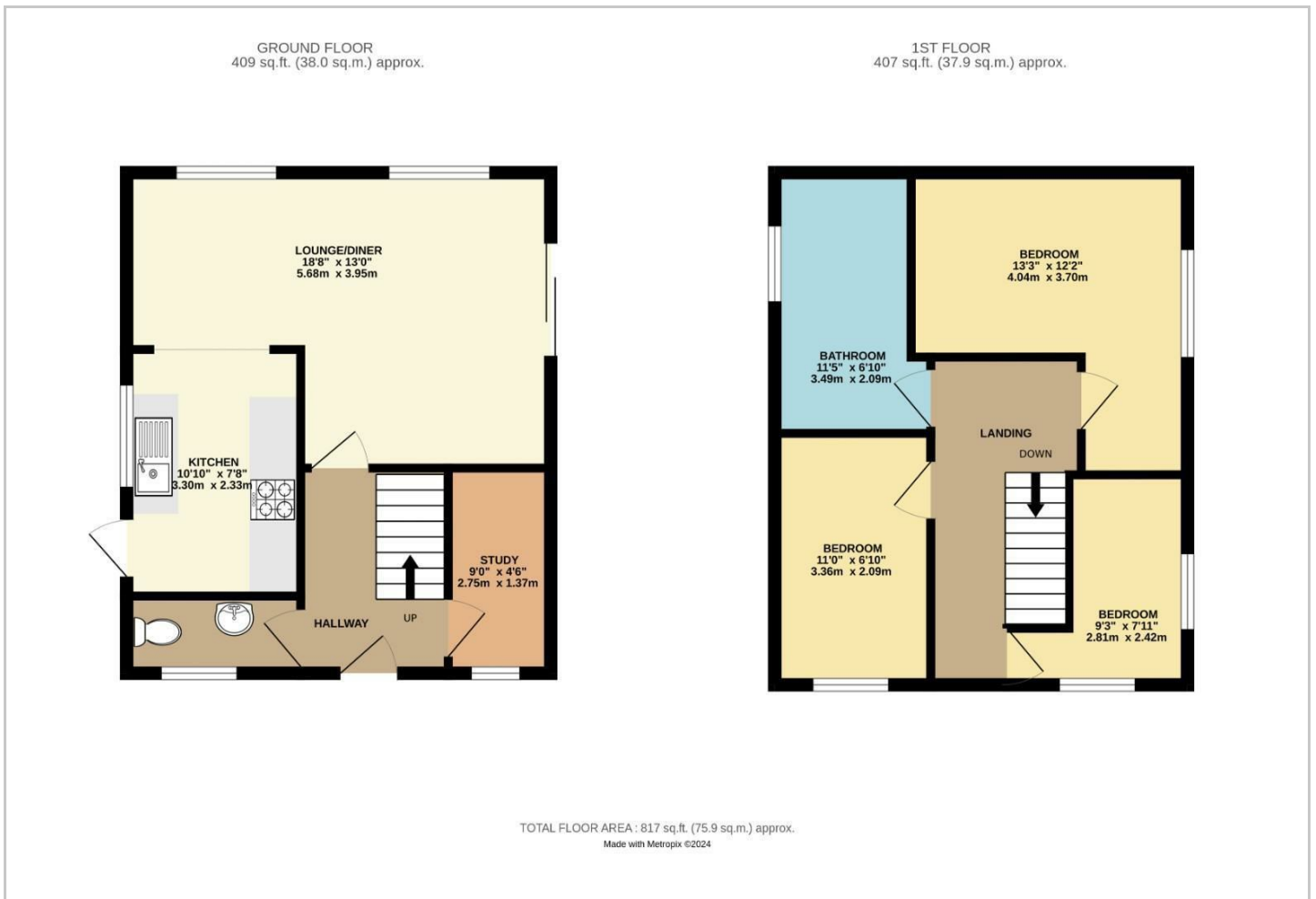
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.