



## Fulford Walk, Bristol

- Semi Detached
- Close To Local Amenities
- Bathroom
- Two Reception Rooms
- CALL TODAY TO VIEW !!!
- Three Bedrooms
- Generous Size Rear Garden
- Off Street Parking For Several Vehicles
- Chain Free

**Guide Price £250,000**

**HUNTERS®**

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# Fulford Walk, Bristol

## DESCRIPTION

Hunters Estate Agents are pleased to bring to the market this three bedroom, semi detached property on Fulford Walk. The property consists of three bedrooms, two reception rooms, a kitchen and a bathroom. The property has off street parking with space for several vehicles, a generous sized, enclosed rear garden. Call today to view!

## ENTRANCE HALL

6'11"x7'10"

Access to the property through a UPVC double glazed front door into the entrance hallway. Stairs leading to the first floor. Electric cupboard. Wood effect flooring. Ceiling light.

## LIVING ROOM

14'5"x11'10"

Leading from the hallway into the living room. UPVC double glazed window to the rear. TV Point. Wall mounted radiator. Wood effect flooring. Ceiling light.

## KITCHEN DINING ROOM

21'4"x8'10"

Leading from the hallway into the kitchen/diner. Access to the rear garden through a UPVC partly glazed door. UPVC double glazed window to the front. The kitchen consists of a stainless steel sink with mixer taps and drainer, electric oven and hob and Worcester boiler. Matching wall and base units. Space for washing machine and fridge/freezer. Storage cupboards. Tiled splash backs. Tile effect flooring. Wall mounted radiator. Ceiling light.



## LANDING

Stairs leading from the ground floor to the first floor. Access to the bathroom and bedrooms 1, 2 and 3. Storage cupboard. Ceiling light.

## BEDROOM ONE

11'10"x10'2"

Leading from the landing into bedroom 1. UPVC double glazed window to the rear. Storage cupboard. Wall mounted radiator. Ceiling light.



## BEDROOM TWO

11'10"x8'10"

Leading from the landing into bedroom 2. UPVC double glazed windows to the rear. Storage cupboard. Wall mounted radiator. Ceiling light.

## BEDROOM THREE

8'10"x8'2"

Leading from the landing into bedroom 3. UPVC double glazed window to the front. Wall mounted radiator. Ceiling light.

## BATHROOM

8'10"x4'7"

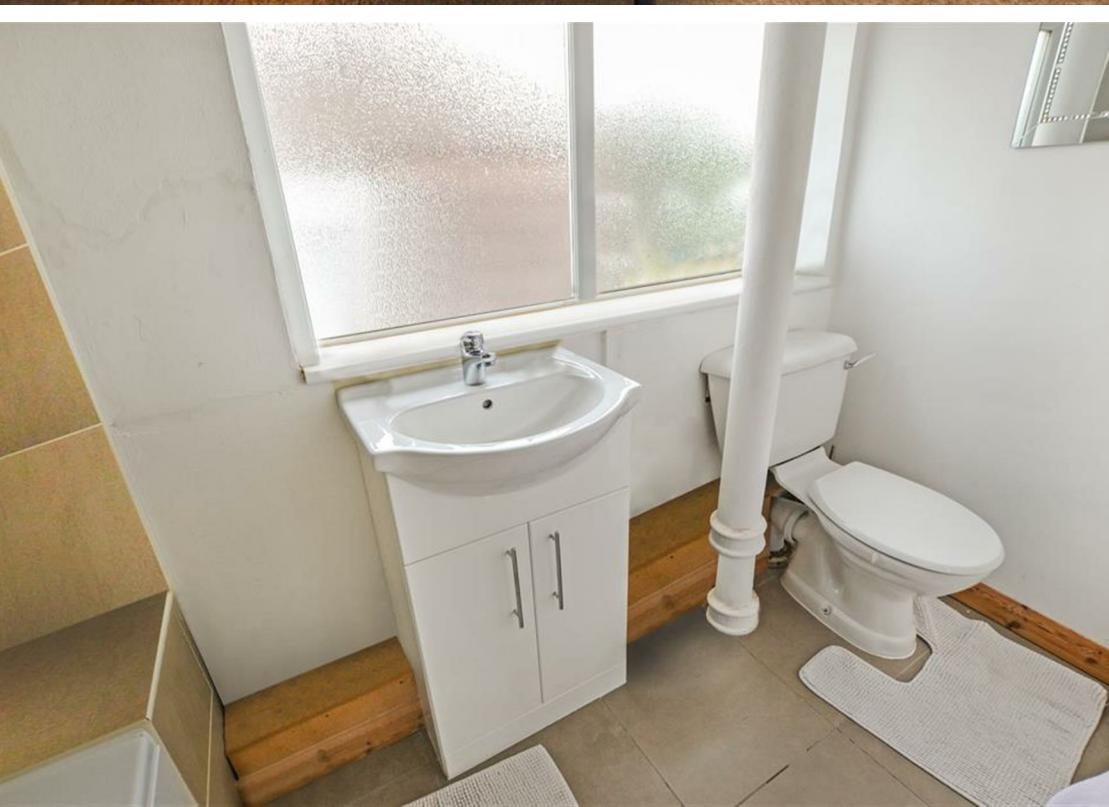
Leading from the landing into the bathroom. Obscured UPVC double glazed window to the front. The bathroom consists of a bath with a shower hose, wash basin and W/C. Tile effect flooring. Tiled splash backs. Ceiling light.

## FRONT GARDEN

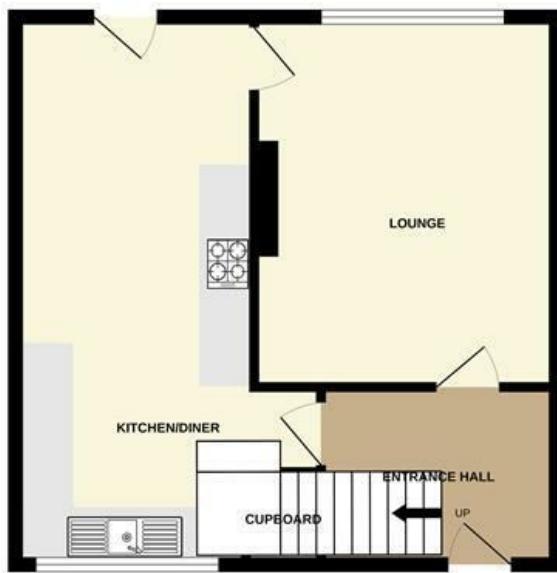
Access to the front of the property via the paved driveway. Off street parking for 5 vehicles. Fence enclosing. Access to the separate rear garden, with gated access, paved areas and bushes enclosing.

## REAR GARDEN

Access to the rear garden through a UPVC partly glazed door. Patio. Fence and shrubbery areas enclosing. Shed.



GROUND FLOOR



1ST FLOOR



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## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

## 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.

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