

HUNTERS®

HERE TO GET *you* THERE



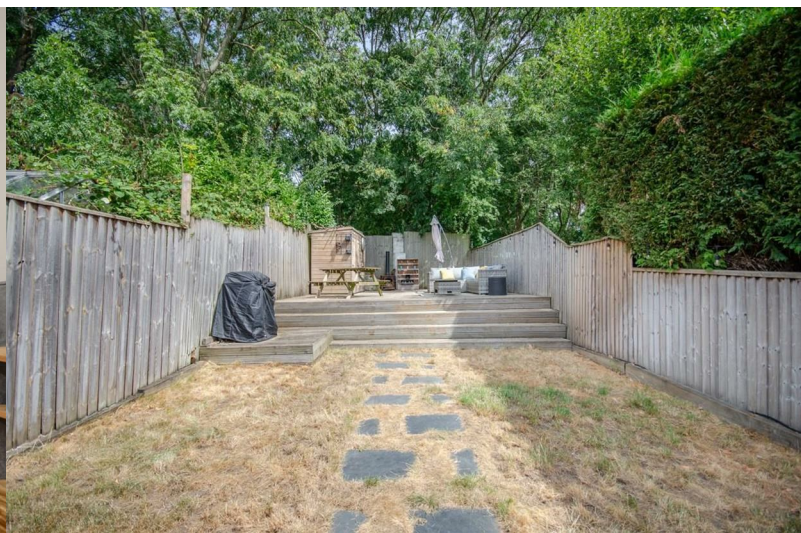
Fairlyn Drive

Kingswood, Bristol, BS15 4PU

£290,000



Council Tax: B



34 Fairlyn Drive

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this well presented semi-detached property which in our opinion would ideally suit a first time buyer or purchaser seeking an easier to manage environment.

The property is conveniently located for access onto the Avon ring road, for transport links into the city centre and for the Bristol cycle path.

The accommodation comprises to the ground floor; entrance hall, a large open-plan lounge/diner and kitchen with an integral oven and hob and dishwasher. To the first floor there are two bedrooms and a bathroom with an over bath shower.

Externally to the front of the property is an area laid to block paving providing off street parking and to the rear of the property is a generous sized garden which is laid mainly to loose chippings and wooden decking.

Additional benefits include a single sized garage, gas central heating and uPVC double glazed windows.

We would encourage an internal inspection to fully appreciate what this super property has to offer.

ENTRANCE

Via an opaque glazed panelled composite door, leading into an entrance porch.

ENTRANCE PORCH

Tiled floor, glazed panelled door leading into entrance hall.

ENTRANCE HALL

Period style radiator, stairs leading to first floor accommodation, door leading into lounge.

LIVING ROOM

13'9" x 10'7" (4.19m x 3.23m)

uPVC double glazed window to front, recess to chimney breast, radiator, laminate floor, square opening leading into dining area.

DINING AREA

13'5" x 8'1" (4.09m x 2.46m)

Dual aspect uPVC double glazed windows, under stairs storage cupboard, vertical radiator, laminate floor, door leading into kitchen.

KITCHEN

8'6" x 7'7" (2.59m x 2.31m)

uPVC double glazed window to side, enamel single drainer sink unit with chrome professional hose and tiled splashbacks,, fitted wall and base units incorporating an integral stainless steel electric double oven with four ring ceramic hob with extractor fan over, fridge and dishwasher, plumbing for washing machine, roll edged worksurface, uPVC double glazed door leading into outer lobby.

OUTER LOBBY

6'10" x 5'2" (2.08m x 1.57m)

Space for a tall fridge freezer, half opaque uPVC double glazed door leading into rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side, loft access, doors leading into all first floor rooms.

BEDROOM ONE

10'8" x 10'2" (3.25m x 3.10m)

uPVC double glazed window to front, vertical radiator.

BEDROOM TWO

11'4" x 6'10" (3.45m x 2.08m)

uPVC double glazed window to rear, TV aerial point, vertical radiator.

BATHROOM

8'0" x 6'7" (2.44m x 2.01m)

Opaque uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled P shaped bath with chrome mixer tap and chrome over bath shower with monsoon shower head and hand held attachment, side splash screen, mostly tiled walls, chrome heated towel rail.

OUTSIDE

FRONT

Block paved area providing off street parking spaces, steps with feature lighting leading to main entrance.

GARAGE

Single sized with metal up and over door.

REAR GARDEN

Paved area leading to and area which is laid to loose chippings and a large wooden decking to the rear, herbaceous borders, timber framed shelter, water tap, timber framed garden shed, side gate providing pedestrian access.



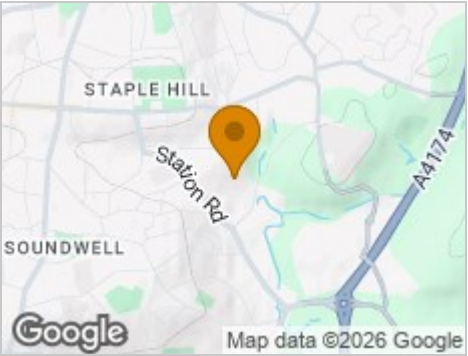
Road Map



Hybrid Map



Terrain Map



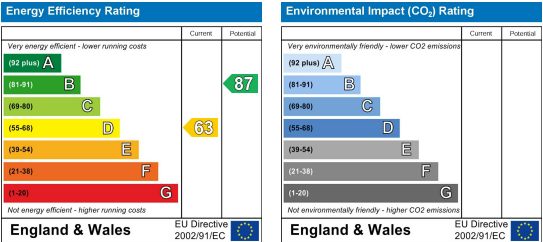
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 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.