

HUNTERS[®]

HERE TO GET *you* THERE



Colburn Court, Caine Road

Horfield, Bristol, BS7 0JX

£195,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this purpose built ground floor flat which is conveniently situated for the amenities of Gloucester Road, for major commuting routes and for Southmead Hospital. Horfield Common is located within easy reach and provides excellent outdoor recreational space.

The amenities include a wide variety of independent shops and supermarkets, restaurants and coffee shops.

In our opinion this property would ideally suit a first time purchaser, investor or those seeking an easier to manage environment.

The accommodation comprises; entrance hall, an open plan living area, a kitchen with many integral appliances, a double bedroom with a built in double fronted wardrobe and a bathroom with an over bath shower.

Externally the property benefits from having a parking space and bicycle storage in a secure gated area.

Additional benefits include; a security entry system, double glazed windows and electric heating.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a door with a security spy hole, leading into an entrance hall.

ENTRANCE HALL

Security entry phone, airing cupboard, electric night storage heater, doors leading into all rooms.

LIVING AREA

15'5" x 10'3" (4.70m x 3.12m)

Double glazed windows to side, ceiling with recessed LED spot lights, TV aerial point, telephone point, electric night storage heater.

KITCHEN

8'1" x 6'9" (2.46m x 2.06m)

Ceiling with recessed LED spot lights, stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units with under pelmet lighting, incorporating an electric double oven with four ring ceramic hob with stainless steel cooker hood over, integral tall fridge freezer, dishwasher and washing machine, roll edged worksurface, storage cupboard.

BEDROOM ONE

11'7" x 8'4" (3.53m x 2.54m)

Double glazed window to side, built in double fronted wardrobe, TV aerial point, electric wall heater.

BATHROOM

7'4" x 5'1" (2.24m x 1.55m)

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap and chrome over bath shower system, mostly tiled walls, shaver point, tiled floor, heated towel rail, extractor fan.

OUTSIDE

OFF STREET PARKING

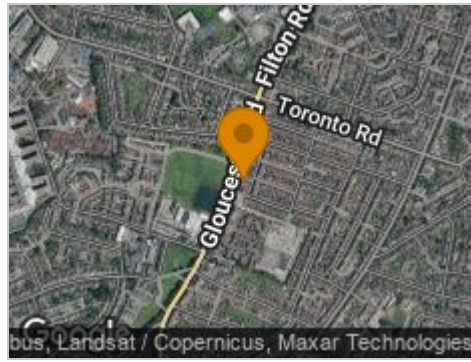
Off street parking is provided in a secure gated area where there is also bicycle storage.



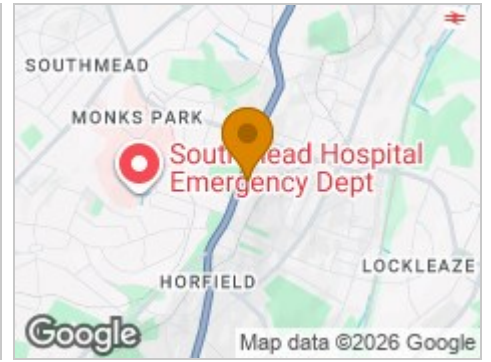
Road Map



Hybrid Map



Terrain Map



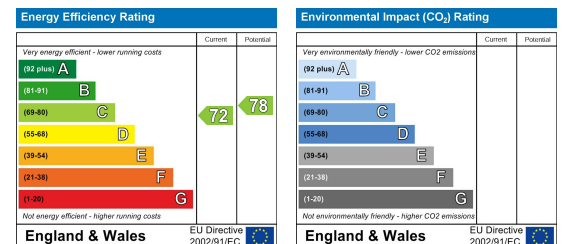
Floor Plan



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.