HUNTERS®

HERE TO GET *you* THERE



Fairlyn Drive

Kingswood, Bristol, BS15 4PU

£290,000

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Council Tax: B





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DESCRIPTION

Hunters Estate Agents are pleased to offer for sale this semi-detached house which in our opinion would ideally suit a first time buyer.
The property is conveniently situated for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path, as well as being situated within easy walking distance to several schools including Mangotsfield Secondary and Kings Oak Academy.

The property offers well presented living accommodation which comprises,, to the ground floor: entrance porch, open plan lounge with feature fireplace, kitchen/breakfast room with contemporary shaker style kitchen and breakfast bar. To the first floor can be found 2 good sized bedrooms and a modern bathroom with over bath shower. There is the added benefit of bedroom 2 having a pull down loft ladder providing access to fully boarded loft room with Velux window.

The property further benefits from having double glazing and gas central heating, a large lawn rear garden with shed/garden room and driveway to front providing off street parking for 2 cars.

ENTRANCE PORCH

Access via a UPVC stained glass double glazed door, UPVC double glazed window to side, wood effect laminate flooring, downlighters, hardwood opaque glazed door leading through to lounge.

LOUNGE

13'11" x 13'11" (4.24m x 4.24m)
UPVC double glazed window to front, opaque UPVC double glazed window to side, coved ceiling, marble effect feature fireplace with gas fire inset and wood mantel surround, TV point, under stair recess, double radiator, stairs rising to first floor, door leading through to kitchen.

KITCHEN/BREAKFAST ROOM

13'10" x 9'2" (4.22m x 2.79m)
Two uPVC double glazed windows to rear, contemporary kitchen with sage green shaker style wall and base units, oak effect laminate work tops with matching breakfast bar, ceramic sink bowl unit with mixer tap, built in stainless steel electric oven and gas hob, extractor fan hood, space and plumbing for washing machine and dishwasher, space for fridge freezer, radiator, wall mounted Ideal combination boiler, door leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Opaque UPVC double glazed window to side, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'11" x 11'0" (4.24m x 3.35m)
UPVC double glazed window to front, coved ceiling, double radiator, built in over stair cupboard, built in shelving.

BEDROOM TWO

11'9"- x 6'10" (3.58m- x 2.08m)
UPVC double glazed window to rear, radiator, loft hatch with pull down ladder to loft room.

LOFT ROOM

13'10" x 10'10" (4.22m x 3.30m)
Velux window to rear, loft fully boarded, power and light, double radiator, eave storage.

BATHROOM

8'6" x 6'7" (2.59m x 2.01m)

Opaque UPVC double glazed window to rear, modern white suite comprising: 2 drawer vanity unit with wash hand basin inset, close coupled WC, twin gripped panelled bath with mains control shower over, glass shower screen, tiled floor, mainly tiled walls, chrome heated towel radiator, built in cupboard, LED downlighters.

OUTSIDE:

REAR GARDEN

Good sized garden laid mainly laid to lawn with seating area, raised beds stocked with array of plants and shrub, water tap, security lights, 2 vegetable plots, side gated access, timber framed shed/garden room.









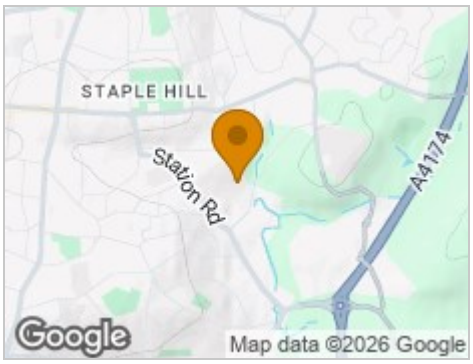
Road Map



Hybrid Map



Terrain Map



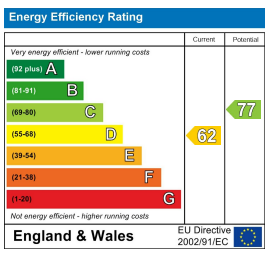
Floor Plan

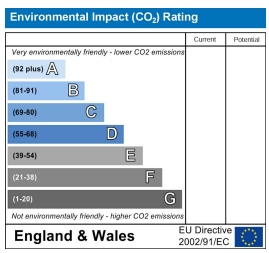


Viewing

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.

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