

# HUNTERS<sup>®</sup>

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## First Floor Flat

Bishopston, Bristol, BS7 8DD

£240,000



Council Tax: B



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£240,000



## DESCRIPTION

An attractive first floor 2 bedroom flat located within a period conversion of just 3 properties. Located in the sought after area of Bishopston, just a short stroll from Gloucester Road with it's excellent range of shops, cafes restaurants and local amenities and providing easy access to Bristol City Centre.

The accommodation offers a light and spacious 19ft lounge/diner, fitted kitchen with built in oven and hob, one comfortable bedroom and a further single bedroom, perfect for use as a study and a bathroom with over bath shower.

The property further benefits from having double glazing and gas central heating and is an ideal purchase for first-time buyers, investors or anyone seeking character and convenience in a popular residential location in the hub of the city.

## COMMUNAL ENTRANCE

Communal entrance, door to hall flat, door with stairs rising to first floor flat.

## HALLWAY

doors to lounge/diner, kitchen and bedroom.

## LOUNGE/DINER

19'9" x 12'6" (6.02m x 3.81m)

UPVC double glazed bay window to front, double radiator.

## KITCHEN

19'9" x 8'9" (6.02m x 2.67m)

UPVC double glazed window to front, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, extractor fan hood, space and

plumbing for washing machine, space for under counter fridge, radiator.

## BEDROOM ONE

16'3" x 10'7" (4.95m x 3.23m)

UPVC double glazed window to rear, double radiator.

## BEDROOM TWO

12'9" x 8'9" (3.89m x 2.67m)

UPVC double glazed window to rear, radiator.

## BATHROOM

Opaque UPVC double glazed window to side, suite comprising: panelled bath with tap/shower mixer attachment over, glass shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, extractor fan.





Road Map



Hybrid Map



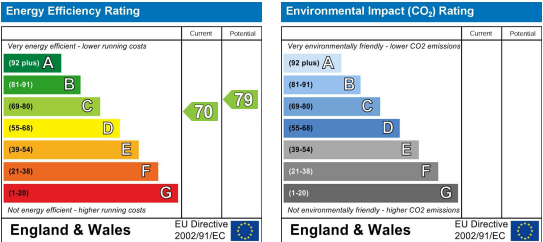
Terrain Map



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.