

HUNTERS®

HERE TO GET *you* THERE



Fairlyn Drive

Kingswood, Bristol, BS15 4PU

Offers In The Region Of £285,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend 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 of Mangostfield school and Kings Oak Academy.

The accommodation comprises to the ground floor; entrance hall, an open plan living area with fitted kitchen and a study. The dining area has uPVC double glazed French doors leading into the rear garden, whilst the kitchen is fitted with a range of white wall and base units which incorporate an integral stainless steel electric oven, microwave, four ring gas hob and fridge freezer. The study also has uPVC double glazed French doors leading into the rear garden and could also be utilised as a formal dining room.

To the first floor there are two double bedrooms and a bathroom suite which includes a roll top claw foot bath and a separate shower cubicle.

Externally to the rear of the property is a garden that is mainly laid to paved patio, wooden decking and lawn and to the front there is a driveway providing off street parking.

Additional benefits include a single sized garage with power and light, gas central heating which is supplied by a Vaillant boiler and uPVC double glazed windows.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a part opaque, leaded and stained glazed uPVC door, leading into an entrance hall.

ENTRANCE HALL

Radiator, laminate floor, stairs leading to first floor accommodation and door leading into lounge.

LOUNGE

13'8" x 10'8" (4.17m x 3.25m)

uPVC double glazed window to front, coved ceiling, TV aerial point, radiator, access leading into dining area.

DINING AREA

8'6" x 5'4" (2.59m x 1.63m)

Coved ceiling, breakfast bar, radiator, uPVC double glazed French doors leading into rear garden and access leading into kitchen.

KITCHEN

8'1" x 6'4" (2.46m x 1.93m)

uPVC double glazed window to rear, ceiling with recessed LED spotlights, stainless steel single drained sink unit with chrome mixer tap and tiled splash backs, range of white fitted wall and base units incorporating an integral stainless steel electric oven and microwave, four ring gas hob with stainless steel cooker hood over and fridge freezer, roll edged work surface, tiled floor, door leading into study.

STUDY

8'7" x 7'8" (2.62m x 2.34m)

Skylight window, built in storage cupboard, radiator, laminate floor, uPVC double glazed French doors leading into rear garden and door leading into garage.

FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE

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

uPVC double glazed window to front, coved ceiling, built in double fronted wardrobe with hanging rail and housing a Vaillant boiler supplying gas central heating and domestic hot water, radiator.

BEDROOM TWO

11'4" x 6'9" (3.45m x 2.06m)

uPVC double glazed window to rear, coved ceiling, radiator.

BATHROOM

8'7" x 6'6" (2.62m x 1.98m)

uPVC double glazed window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin, roll top claw foot bath with chrome mixer tap and shower attachment and shower cubicle with chrome shower system, chrome heated towel rail tiled splash backs, ceramic tiled floor.

OUTSIDE

FRONT

Small unestablished area with steps down leading to a covered entrance with outside lighting. Concrete driveway providing off street parking.

REAR GARDEN

Paved patio leading onto a wooden decking with a small area of lawn to the rear, water tap, garden surrounded by wooden fencing.

GARAGE

14'8" x 9'2" (4.47m x 2.79m)

Two windows to side, metal up and over door, power and light, plumbing for washing machine.



Road Map



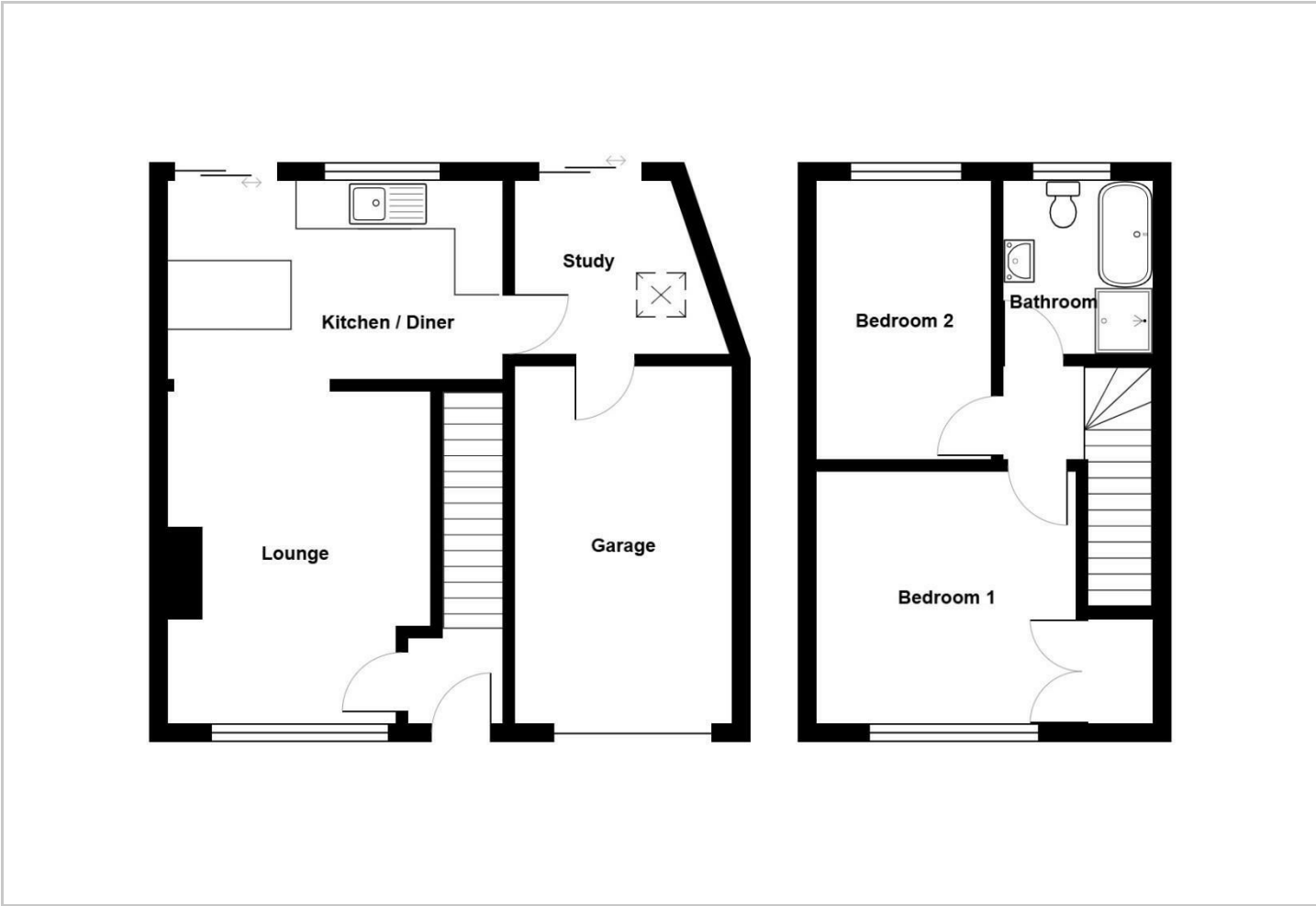
Hybrid Map



Terrain Map



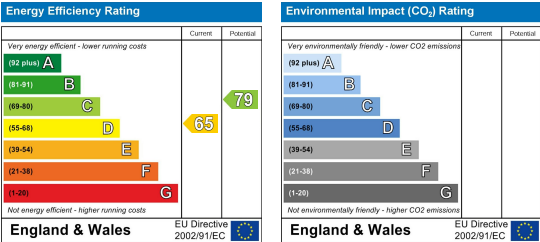
Floor Plan



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.