

HUNTERS[®]

HERE TO GET *you* THERE



Dyrham

Harford Drive, Frenchay, BS16 1NW

£240,000



Council Tax: C



Flat 13 Dyrham

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£240,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this very well presented ground floor purpose built flat which is located within the highly desirable area of Frenchay and only a short walk to the local village and common, whilst offering excellent transport links onto The Avon ring road and major motorway connections..

The spacious living accommodation comprises in brief: entrance hall, 17ft lounge/diner with access to a balcony, fitted kitchen, 2 double size bedrooms with fitted wardrobes and a modern bathroom with over bath shower.

Additional benefits include; utility cupboard, double glazed windows and electric heating.

Externally the block is surrounded by immaculate communal landscaped gardens, communal off street parking and a single sized garage which is located in a nearby rank.

In our opinion this property would ideally suit a first time buyer seeking an easy to manage environment and also represents an ideal investment opportunity.

COMMUNAL ENTRANCE

Communal entrance via an intercom entry system leading through to communal hall, stairs rising to first and second floors, door with security spy hole leading through to vestibule, door leading through to entrance hallway.

ENTRANCE HALLWAY

Oak effect LVT flooring, intercom phone entry system, built in cupboard housing hot water tank, additional built in storage cupboard with shelving, doors leading to lounge, kitchen, bedrooms and bathroom.

LOUNGE/DINER

17'8" x 12'2" (5.38m x 3.71m)

Double glazed window to front, Economy 7 night storage heater, oak effect LVT flooring, bespoke fitted dresser style unit with cupboards, and shelving, UPVC double glazed door leading out to balcony,

BALCAONY

Open balcony overlooking well maintained communal gardens, door leading into utility cupboard with plumbing for washing machine, laminate work top and electric meter.

KITCHEN

10'9" x 6'10" (3.28m x 2.08m)

Double glazed window to rear, range of fitted wall and base units, laminate work top incorporating 1 1/2 sink bowl unit with mixer tap, under unit lighting, space for cooker, space for under counter fridge and freezer, tiled splash backs, oak effect LVT flooring.

BEDROOM ONE

12'2" x 12'2" (3.71m x 3.71m)

Double glazed window to front, Economy 7 night storage heater, fitted wardrobe, feature wood panelled wall with matching shelving,

BEDROOM TWO

13'7" x 8'9" (4.14m x 2.67m)

Double glazed window to front, Economy 7 night storage heater, fitted wardrobe.

BATHROOM

Opaque UPVC double glazed window to rear, modern fitted suite with stylish black fittings, panelled bath with glass shower screen, electric

shower system, 2 drawer vanity unit with wash hand basin inset, close coupled WC, aqua board splash-back, oak effect LVT flooring.

OUTSIDE:

COMMUNAL GARDENS

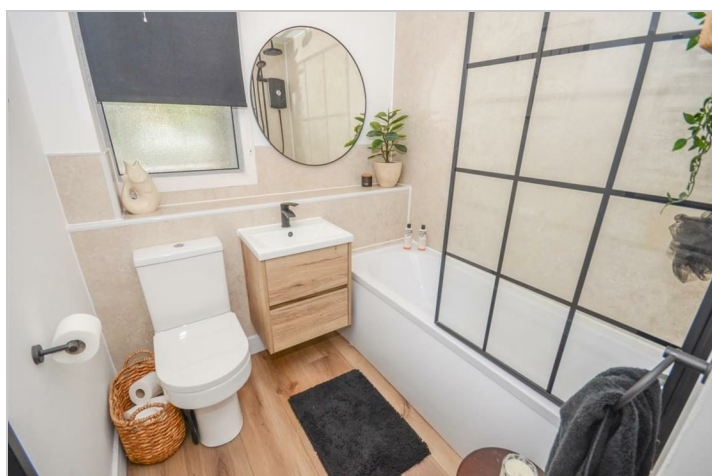
The block has landscaped lawn gardens to front and rear.

PARKING

Communal resident parking to rear of block.

GARAGE

The property has a single sized garage which is situated in a nearby rank.



Road Map



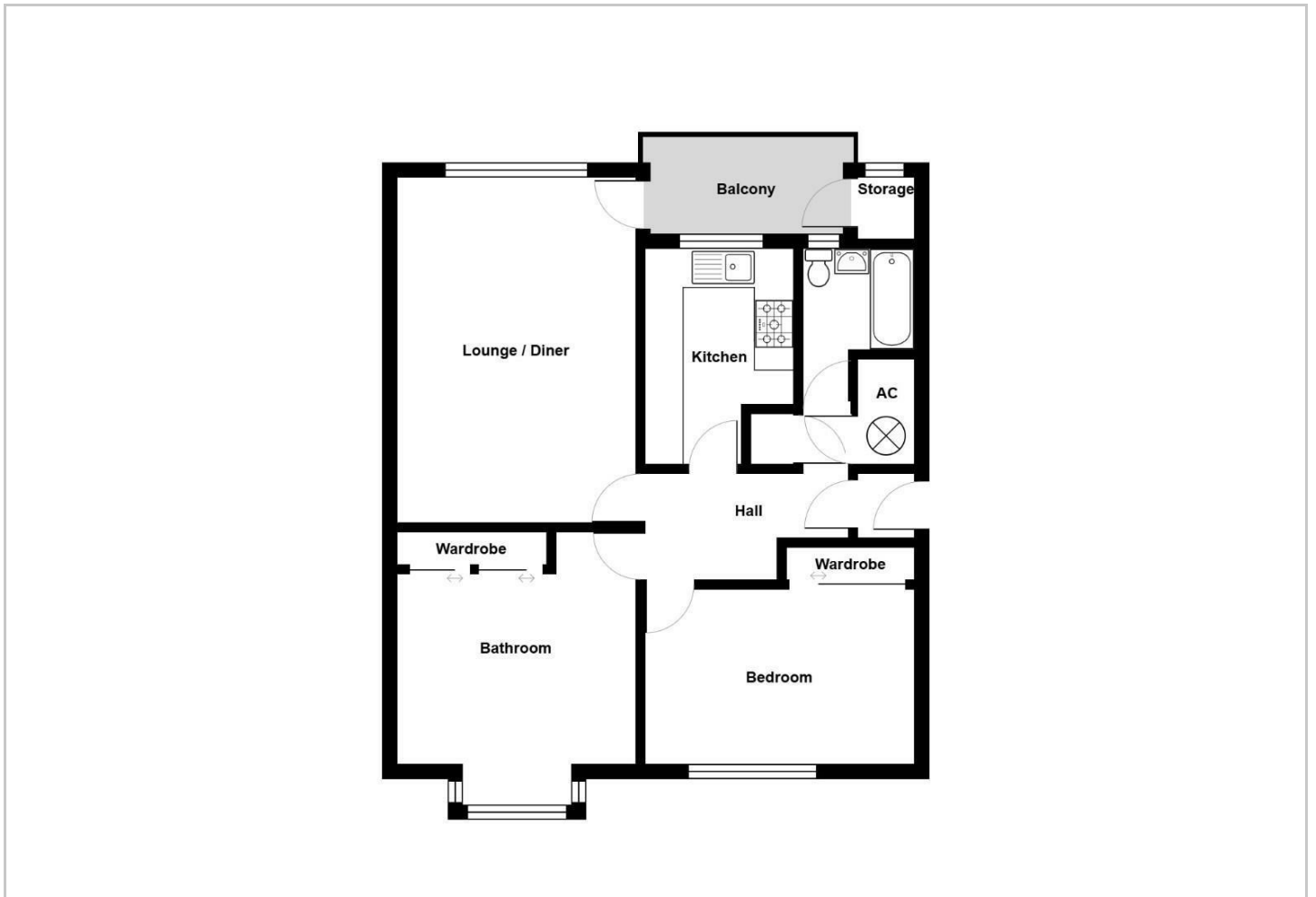
Hybrid Map



Terrain Map



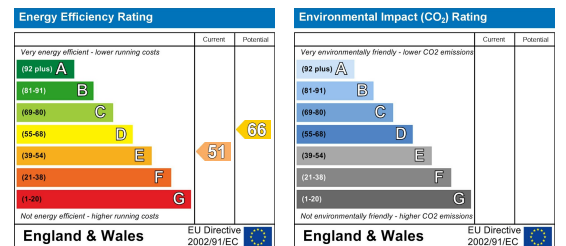
Floor Plan



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.