

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Soundwell Road

Soundwell, Bristol, BS16 4RS

£165,000



Council Tax: A



# 139 Soundwell Road

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£165,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this purpose built first floor flat which is located conveniently for the amenities of both Staple Hill and Kingswood and for access onto the Avon ring road and Bristol cycle path.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries and dental practices.

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, a lounge/diner, kitchen, double bedroom and a bathroom with an over bath shower.

Additional benefits include; gas central heating which is supplied by a Vaillant boiler, uPVC double glazed windows, a security entry system and one allocated off street parking space.

An internal viewing appointment is recommended.

## ENTRANCE

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

## ENTRANCE HALL

Storage cupboard, security entry phone, doors leading into all rooms.

## LOUNGE/DINER

16'3" x 11'3" (4.95m x 3.43m)

uPVC double glazed window to front, coved ceiling, TV aerial point, radiator.

## KITCHEN

9'2" x 8'7" (2.79m x 2.62m)

uPVC double glazed window to rear, stainless steel

single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units, roll edged work surface, gas cooker point, space for a tall fridge freezer, plumbing for washing machine, Vaillant boiler supplying gas central heating and domestic hot water, radiator.

## BEDROOM

10'8" x 9'2" (3.25m x 2.79m)

uPVC double glazed window to rear, radiator.

## BATHROOM

6'2" x 5'8" (1.88m x 1.73m)

Champagne coloured suite comprising; W.C. wash hand basin and panelled twin gripped bath with chrome mixer tap and over bath shower, tiled splash backs, shaver point, light activated extractor fan, radiator.

## OUTSIDE

## OFF STREET PARKING

One allocated off street parking space.





Road Map



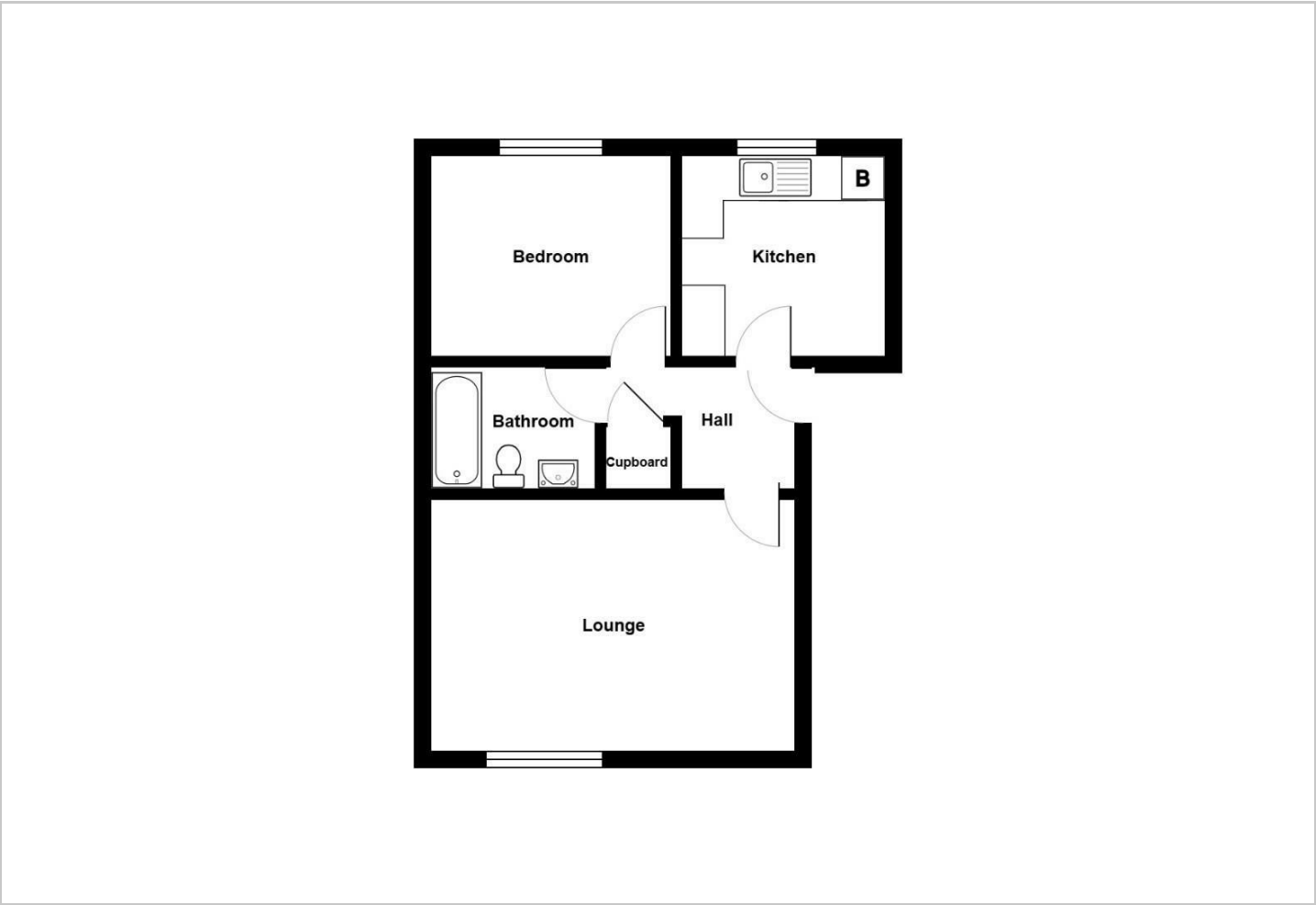
Hybrid Map



Terrain Map



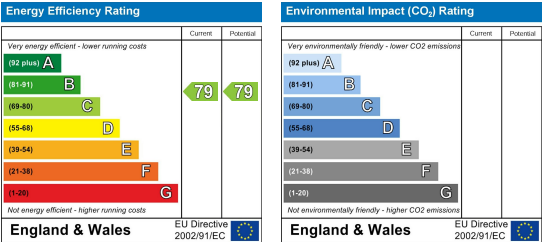
Floor Plan



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.