

HUNTERS[®]

HERE TO GET *you* THERE



Star Avenue

Stoke Gifford, Bristol, BS34 8RG

£325,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no chain this Crest Nicholson (The Hereford design) modern built end of terrace home located within a quiet cul-de-sac in Stoke Gifford.

The property is ideally located for commuters as the property offers excellent access to major transport links including the M32, M4 and Parkway Station. Many amenities, including a variety of shops, supermarkets, schools and Nuffield Gym are also situated within easy reach.

The local area is supported by a strong business presence which is nearby. Major employers and business hubs in the area include the University of the West of England and the Ministry of Defence at Abbey Wood.

In our opinion this property would ideally suit a first time purchaser, small family or those seeking an easier to manage environment.

The accommodation comprises to the ground floor; entrance hall, cloakroom, lounge, dining area with French doors leading out to rear garden and a kitchen with an integral oven & hob. To the first floor there are three bedrooms and a bathroom with over bath shower.

Externally, the property has a rear garden that is mainly laid to lawn and a single sized garage. Additional benefits include uPVC double glazed windows and gas central.

An internal viewing appointment is highly recommended.

ENTRANCE

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

ENTRANCE HALL

Radiator, door leading into cloakroom.

CLOAKROOM

Opaque uPVC double glazed window to front, white suite comprising W.C. and wash hand basin with tiled splash backs, radiator.

LOUNGE

15'4" x 12'4" (4.67m x 3.76m)

uPVC double glazed window to front, under stairs storage cupboard, TV aerial point, two radiators, stairs leading to first floor accommodation and door leading into dining area.

DINING AREA

10'2" x 8'3" (3.10m x 2.51m)

uPVC double glazed French doors leading into rear garden, radiator, square opening leading into kitchen.

KITCHEN

9'5" x 6'8" (2.87m x 2.03m)

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 incorporating a stainless steel electric oven with four ring gas hob and extractor fan over, space for a tall fridge freezer, plumbing for washing machine, roll edged work surface, cupboard housing a boiler supplying gas central heating.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, airing cupboard, doors leading into all first floor rooms.

BEDROOM ONE

13'6" x 8'7" (4.11m x 2.62m)

uPVC double glazed window to front, radiator.

BEDROOM TWO

12'1" x 8'7" (3.68m x 2.62m)

uPVC double glazed window to rear, radiator.

BEDROOM THREE

8'9" x 6'4" (2.67m x 1.93m)

uPVC double glazed window to rear, radiator.

BATHROOM

6'3" x 5'9" (1.91m x 1.75m)

Opaque uPVC double glazed window to front, white suite comprising; W.C. wash hand basin with light with shaver point over, panelled twin gripped bath with a Mira over bath shower system with side splash screen, tiled splash backs, radiator.

OUTSIDE

FRONT

Small area of lawn, paved path leading to a covered entrance with lighting, wooden gate providing side pedestrian access into rear garden.

REAR GARDEN

An area laid to loose chippings, paved patio area and areas laid mainly to lawn to the side and rear, water tap, outside lighting, garden surrounded by wooden

fencing, wooden gate providing rear pedestrian access.

GARAGE

Single sized with metal up and over door and power and light.

ANTI-MONEY LAUNDERING

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



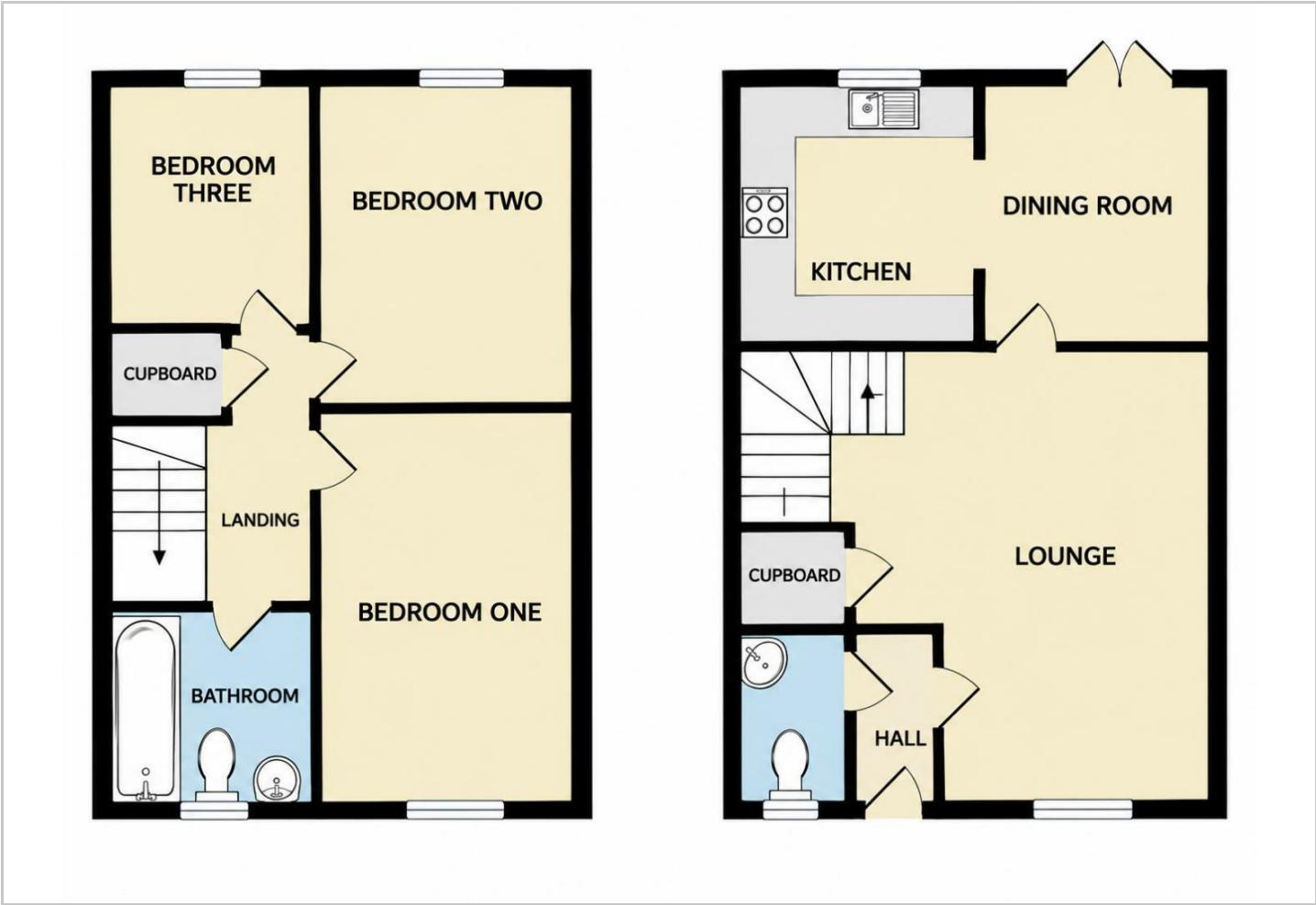
Hybrid Map



Terrain Map



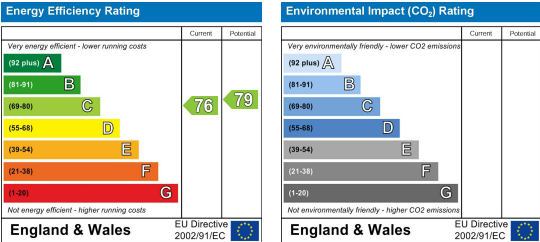
Floor Plan



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.