

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Froomshaw Road

Frenchay, Bristol, BS16 1JP

£180,000



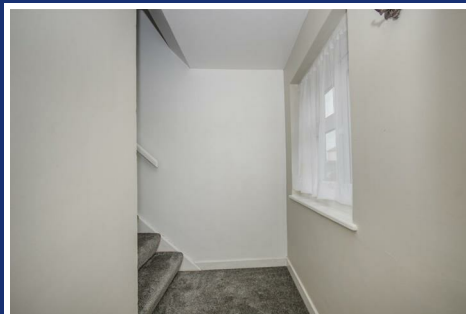
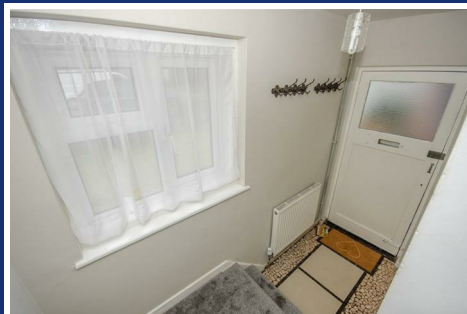
Council Tax: A



# 14 Froomshaw Road

Frenchay, Bristol, BS16 1JP

£180,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this spacious and well presented first floor flat which is located in the popular area of Frenchay.

The property is conveniently positioned for access onto the Avon ring road and for major commuting routes and is ideally situated for the Abbeywood Business Park, for the University of the West of England and for Bristol Parkway railway station.

The property is also located a stones throw from pleasant countryside walks through Frenchay Village and along the Frome Valley Walkway towards Hambrook.

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

The accommodation comprises a generous sized lounge/diner, a modern fitted kitchen, a double bedroom and a modern bathroom suite with an over bath shower system.

The kitchen is fitted with a range of grey coloured high gloss wall and base units which incorporate an integral stainless steel Neff electric oven with four ring gas hob.

Additional benefits include a Worcester boiler supplying gas central heating, uPVC double glazed windows and a mainly laid to lawn garden situated to the rear.

We would encourage an early viewing appointment to fully appreciate what this property has to offer.

## ENTRANCE

Via a part glazed wooden door leading into an entrance hall.

## ENTRANCE HALL

uPVC double glazed window to front, stairs with newly laid carpet leading to first floor accommodation.

## FIRST FLOOR LANDING

uPVC double glazed window to side, loft access, doors leading into lounge/diner, kitchen and bathroom.

## LOUNGE/DINER

14'0" x 12'4" widest point (4.27m x 3.76m widest point)

uPVC double glazed window to rear, storage cupboard, radiator, Karndean floor, door leading into bedroom.

## BEDROOM

11'6" x 11'4" (3.51m x 3.45m)

uPVC double glazed window to front, over stairs storage cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, radiator, Karndean floor.

## BATHROOM

7'9" x 5'6" (2.36m x 1.68m)

Opaque uPVC double glazed window to side, white suite comprising W.C. with concealed cistern, wash hand basin with chrome mixer tap and white high gloss cupboards below, panelled bath with chrome mixer tap and over bath shower with side splash screen, tiled splash backs, matt black heated towel rail.

## KITCHEN

9'9" x 8'2" (2.97m x 2.49m)

uPVC double glazed window to rear, stainless steel

single drainer sink unit with chrome mixer tap, range of modern grey coloured high gloss wall and base units incorporating an integral Neff stainless steel electric oven with four ring gas hob and stainless steel cooker hood over, roll edged worksurface with panelled splash backs, space for a dishwasher, plumbing for washing machine.

## OUTSIDE

### REAR GARDEN

An area which is mainly laid to lawn and surrounded by wooden fencing. Outside storage cupboard.



Road Map



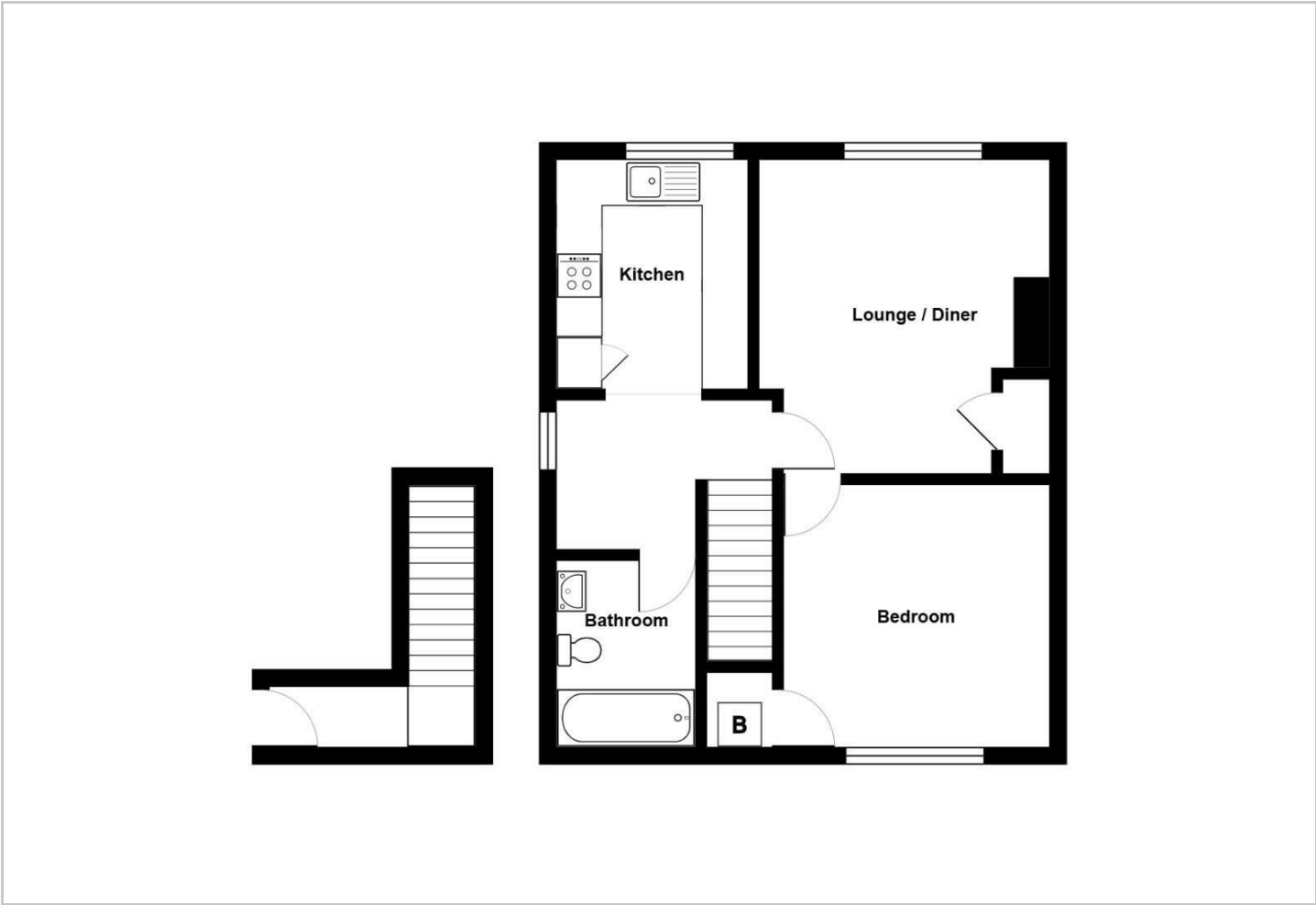
Hybrid Map



Terrain Map



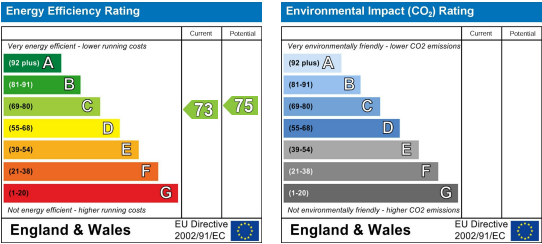
Floor Plan



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.