

HUNTERS[®]

HERE TO GET *you* THERE



Harford Drive

Frenchay, Bristol, BS16 1NS

£255,000



Council Tax: C



Bowood Harford Drive

Frenchay, Bristol, BS16 1NS

£255,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this purpose built ground floor flat which is located in the sought after and popular area of Frenchay.

This 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 only a short walk from pleasant countryside walks over Frenchay Common towards Frenchay Village and along the river Frome towards Hambrook and Winterbourne. The MOD, British Aerospace and University of the West of England are nearby.

The amenities of both Emersons Green and Downend are only a short drive away and include a variety of independent shops and supermarkets, restaurants, coffee shops, doctors surgeries and dentists.

In our opinion this property represents an excellent buy to let opportunity or would ideally suit a first time purchaser, or a buyer seeking an easier to manage environment.

The well presented and spacious accommodation has recently been decorated throughout and comprises; an entrance hall, a large lounge/diner with access leading onto an open balcony which overlooks well maintained communal gardens, a kitchen fitted with cream coloured high gloss wall and base units which incorporates an integral oven & hob, two double bedrooms both with built in sliding fronted wardrobes and a white bathroom suite with an over bath shower system.

Additional benefits include; Amtico flooring throughout the property, a single sized garage which is situated in a nearby rank, electric heating, double glazed windows and a security entry system.

We would wholeheartedly recommend an early internal viewing appointment to fully appreciate what this super property has to offer.

ENTRANCE

Via a wooden door with a security spy hole, leading into vestibule.

VESTIBULE

Wooden door leading into entrance hall.

ENTRANCE HALL

Security entry phone system, airing cupboard housing a modern immersion heater, storage cupboard, telephone point, Amtico flooring, doors leading into all rooms.

LOUNGE/DINER

17'9" x 12'2" (5.41m x 3.71m)

Double glazed window to rear, coved ceiling, TV aerial point, telephone point, Amtico flooring, skirting radiator. double glazed door leading onto balcony.

KITCHEN

10'8 x 6'9" (3.25m x 2.06m)

Double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap, range of cream coloured high gloss wall and base units with soft close hinges, incorporating a stainless steel integral electric oven with four ring halogen hob with glass splash backs, stainless steel cooker hood over, space for a tall fridge freezer, roll edged worksurface with up stand, Vent-Axia extractor fan, Amtico flooring.

BEDROOM ONE

12'0" x 9'8" (measured to wardrobes) (3.66m x 2.95m (measured to wardrobes))

Double glazed bay window to front, coved ceiling, built in sliding fronted wardrobes with hanging rails and shelving, skirting radiator, Amtico flooring.

BEDROOM TWO

13'6" x 8'5" (measured to wardrobes) (4.11m x 2.57m (measured to wardrobes))

Double glazed window to front, built in sliding fronted wardrobes with hanging rail and shelving, TV aerial point, skirting radiator, Amtico flooring.

BATHROOM

6'5" x 6'4" (1.96m x 1.93m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap, panelled bath with over bath shower system with side splash screen, mostly tiled walls, chrome heated towel rail, Vent-Axia Extractor fan.

BALCONY

An open balcony overlooking the communal gardens with door leading into a utility cupboard.

UTILITY CUPBOARD

Plumbing for washing machine, consumer unit.

GARAGE

16'7" x 7'9" (5.05m x 2.36m)

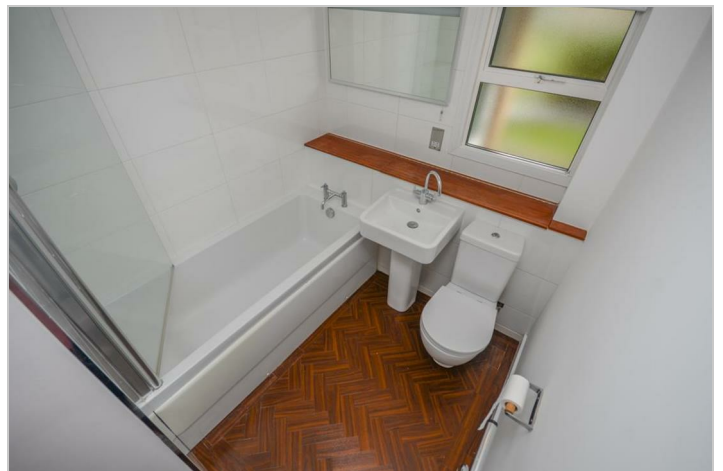
(second one down from the top on the right hand side) Single sized garage with metal up and over door, situated in a nearby rank.

COMMUNAL GARDENS

Well maintained mainly laid to lawn established communal gardens.

COMMUNAL OFF STREET PARKING

There are off street parking spaces for the residents of Bowood, however these spaces are not allocated.



Road Map



Hybrid Map



Terrain Map



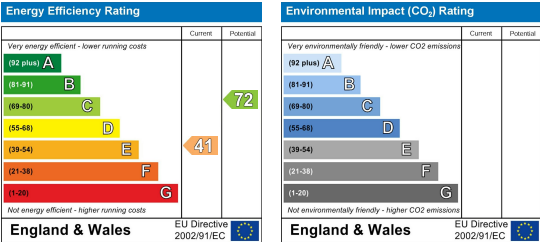
Floor Plan



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.