

HUNTERS®

HERE TO GET *you* THERE



Garden Flat, 22 Elton Road

Bishopston, Bristol, BS7 8DD

£260,000



Council Tax: B



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DESCRIPTION

Situated within a characterful period property of only 3 converted flats this delightful one-bedroom garden flat that offers a perfect blend of classic charm and modern comfort.

Located in the sought after area of Bishopston, just a short stroll from the vibrant Gloucester Road with it's excellent range of shops, cafes, restaurants and local amenities and providing easy access to Bristol City Centre.

The flat is entered via it's own private entrance door that leading through to a good size hallway, with doors leading through to a spacious lounge/diner, a well-appointed kitchen, a generous 18ft double bedroom and a contemporary shower room, The big selling point to this property has to be it's good size private lawn rear garden which offers a peaceful outdoor space ideal for relaxing and entertaining.

There is the added advantage of the property being sold with onward chain.

COMMUNAL ENTRANCE

Access from main front door to a communal hallway, door s leading to hallway.

HALLWAY

UPVC double glazed window to side, gas and electric meter cupboards, doors leading to: lounge, bedroom, kitchen and shower room.

LOUNGE/DINER

15'2" x 10'1" (4.62m x 3.07m)

UPVC double glazed window to rear, double radiator.

BEDROOM ONE

18'10" x 12'0" (5.74m x 3.66m)

UPVC double glazed window to front, double radiator.

KITCHEN

11'6" x 7'10" (3.51m x 2.39m)

UPVC double glazed window to side, range of fitted cream high gloss wall and base units, laminate work top, stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, extractor fan hood, space and plumbing for washing machine, space for under counter fridge, radiator, door leading out to rear garden.

SHOWER ROOM

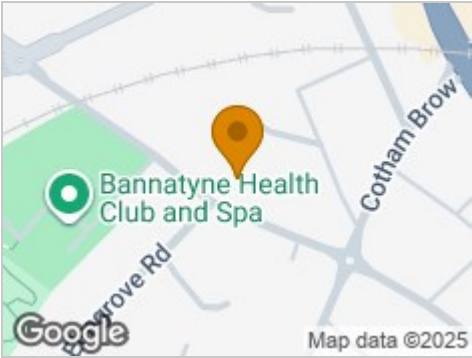
Opaque UPVC double glazed window to side, shower cubicle housing a mains controlled shower system, pedestal wash hand basin, tiled walls, radiator.

REAR GARDEN

Good size private garden laid to lawn, concrete patio area, enclosed by boundary wall and fencing.



Road Map



Hybrid Map



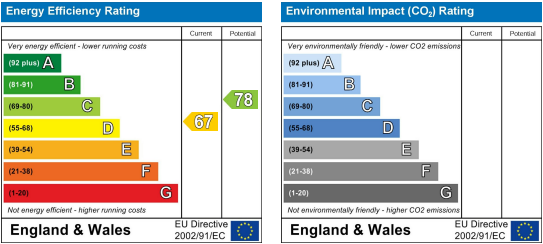
Terrain Map



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.