

# HUNTERS®

HERE TO GET *you* THERE



**Penn Drive**  
Frenchay, BS16 1NJ

£265,000



# Badminton Penn Drive

Frenchay, BS16 1NJ

£265,000



## COMMUNAL ENTRANCE

The block is accessed via an intercom security entry system leading to a communal hall, stairs rising to all floors, door to:

## ENTRANCE VESTIBULE

Door leading to:

## HALLWAY

Coved ceiling built in airing cupboard housing hot water tank, additional built in cupboard with hanging rail, intercom phone entry system, doors leading to lounge, bedrooms, kitchen and shower room.

## LOUNGE/DINER

17'8" x 12'3" (5.38 x 3.73)

UPVC double glazed window to rear overlooking communal lawn gardens and duck pond, coved ceiling, TV point, marble hearth, telephone point, UPVC double glazed door leading out to balcony.

## BALCONY

Tiled floor with balustrade, views over communal lawn gardens and duck pond, door to utility cupboard.

## UTILITY CUPBOARD

Opaque glazed window to side, space and plumbing for washing machine, space for tumble dryer, laminate work top, quarry tiled floor, power and light.

## KITCHEN

11'1" x 7'0" (3.38 x 2.13)

UPVC double glazed window to rear, range of modern cream high gloss wall and base units with built in wine rack, oak effect laminate work top incorporating a stainless steel sink bowl drainer unit

with mixer tap, oak effect laminate work top with matching upstands, built in double stainless steel oven, built in induction hob, stainless steel extractor fan hood, space for fridge freezer, tiled floor,

## BEDROOM ONE

13'7" x 12'3" (4.14 x 3.73)

UPVC double glazed box window to front with built in seat, coved ceiling, fitted wardrobe with sliding door fronts.

## BEDROOM TWO

13'8" x 8'2" (4.17 x 2.49)

UPVC double glazed window to front, coved ceiling, currently used as a dining room.

## BEDROOM THREE

12'0" x 7'0" (3.66 x 2.13)

UPVC double glazed window to front, coved ceiling, built in cupboard with hanging rail.

## SHOWER ROOM

Opaque UPVC double glazed window to rear, modern re-fitted suite comprising: close coupled vanity unit with wash hand basin inset, corner shower enclosure with glass sliding door and aqua board splash back housing a Mira sport electric shower system, part tiled walls, chrome heated towel rail, tiled floor, extractor fan.

## OUTSIDE:

## COMMUNAL GARDENS

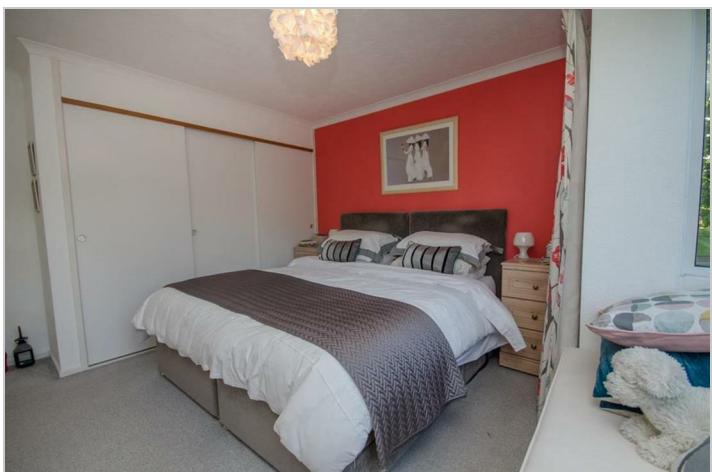
The block is surrounded by well kept landscaped lawn gardens with the gardens to the rear of block backing onto duck pond.

## COMMUNAL PARKING

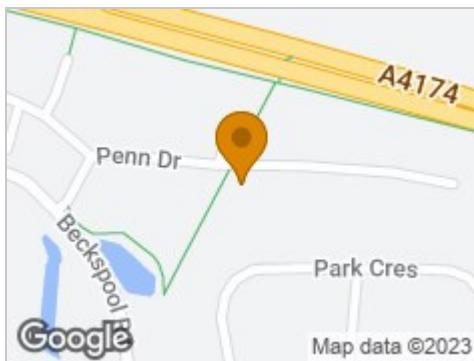
The development has a communal parking area for residents close to block.

## GARAGE

Located within nearby rank, single garage with up and over door entry.



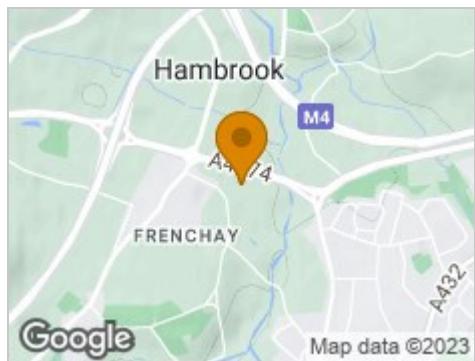
## Road Map



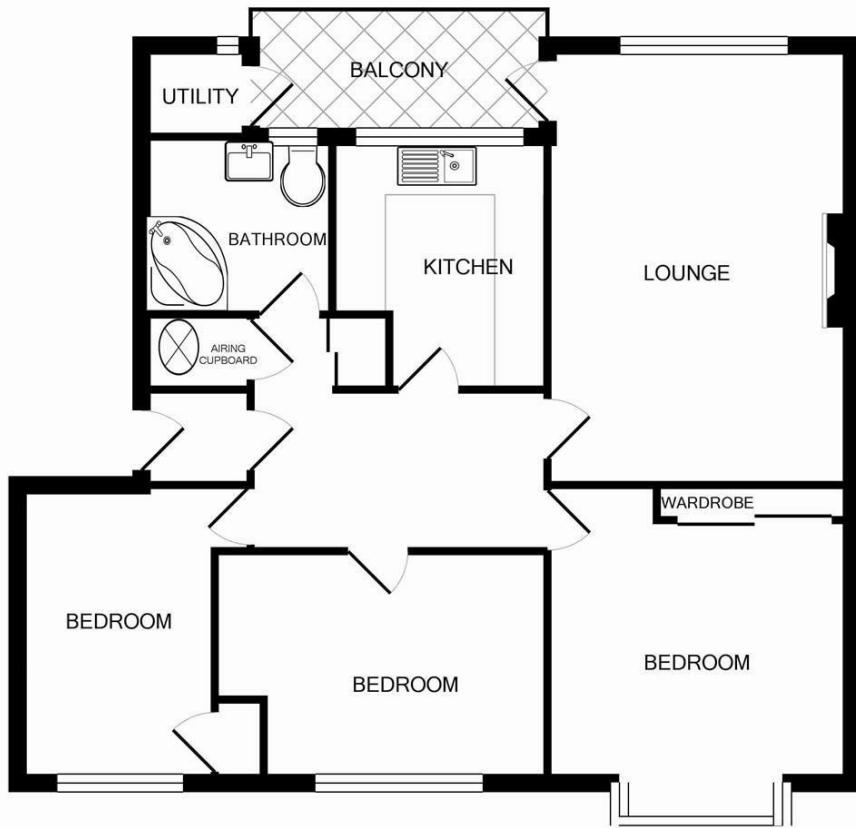
## Hybrid Map



## Terrain Map



## Floor Plan

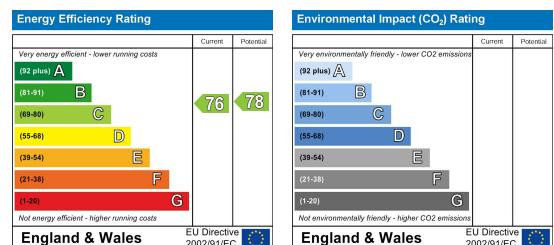


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## Viewing

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.