

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Harford Drive

Frenchay, Bristol, BS16 1NS

£240,000



Council Tax: C



# Bowood Harford Drive

Frenchay, Bristol, BS16 1NS

£240,000



## DESCRIPTION

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

This property is situated conveniently for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path and within easy reach of the Abbeywood Ministry of Defence and for Parkway Railway Station.

In our opinion this property would make an ideal first time purchase, would suit someone looking for a easier to manage environment or a buy to let opportunity.

The accommodation is considered spacious throughout and comprises; entrance hall, a 17ft lounge/diner with a balcony overlooking well maintained communal gardens, fitted kitchen, utility cupboard, three bedrooms and a shower room.

Additional benefits include; a security entry system, double glazed windows, electric heating, and a garage which is situated in a nearby rank.

An early internal viewing appointment is highly recommended.

## COMMUNAL ENTRANCE

Via intercom security entry system, communal hall, stairs rising to first and second floors.

## ENTRANCE VESTIBULE

Coved ceiling, door to hallway.

## HALLWAY

Coved ceiling, built in airing cupboard housing hot water tank, built in storage cupboard, doors leading to all rooms.

## LOUNGE/DINER

17'7" x 12'2" (5.18m x 3.71m)

UPVC double glazed window to rear, coved ceiling, electric night storage heater, telephone point, door to balcony.

## BALCONY

Tiled floor, over looking communal gardens, door to utility cupboard.

## UTILITY CUPBOARD

Space for washing machine and dishwasher, fuse board.

## KITCHEN

10'10" x 6'10" (3.30m x 2.08m)

UPVC double glazed window to rear, coved ceiling, range of fitted wall and base units, laminate work top, single stainless steel sink bowl unit, tiled walls, space for cooker and fridge freezer.

## BEDROOM ONE

12'2" x 11'9" (3.71m x 3.58m)

UPVC double glazed window to front, coved ceiling, fitted wardrobes.

## BEDROOM TWO

11'5" x 8'4" (3.48m x 2.54m)

UPVC double glazed window to front, coved ceiling, fitted wardrobe.

## BEDROOM THREE

11'8" x 7'0" (3.56m x 2.13m)

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



### SHOWER ROOM

Opaque UPVC double glazed window to rear, glass shower enclosure with glass sliding door, Triton electric shower system, tiled walls and aqua board splash backs, shaver light, extractor fan, warm air convector heater.

### OUTSIDE:

#### COMMUNAL GARDENS

The block is surrounded by well kept lawn landscaped gardens.

#### COMMUNAL PARKING

There are communal parking spaces to front of block.

### GARAGE

Single garage in nearby rank.



Road Map



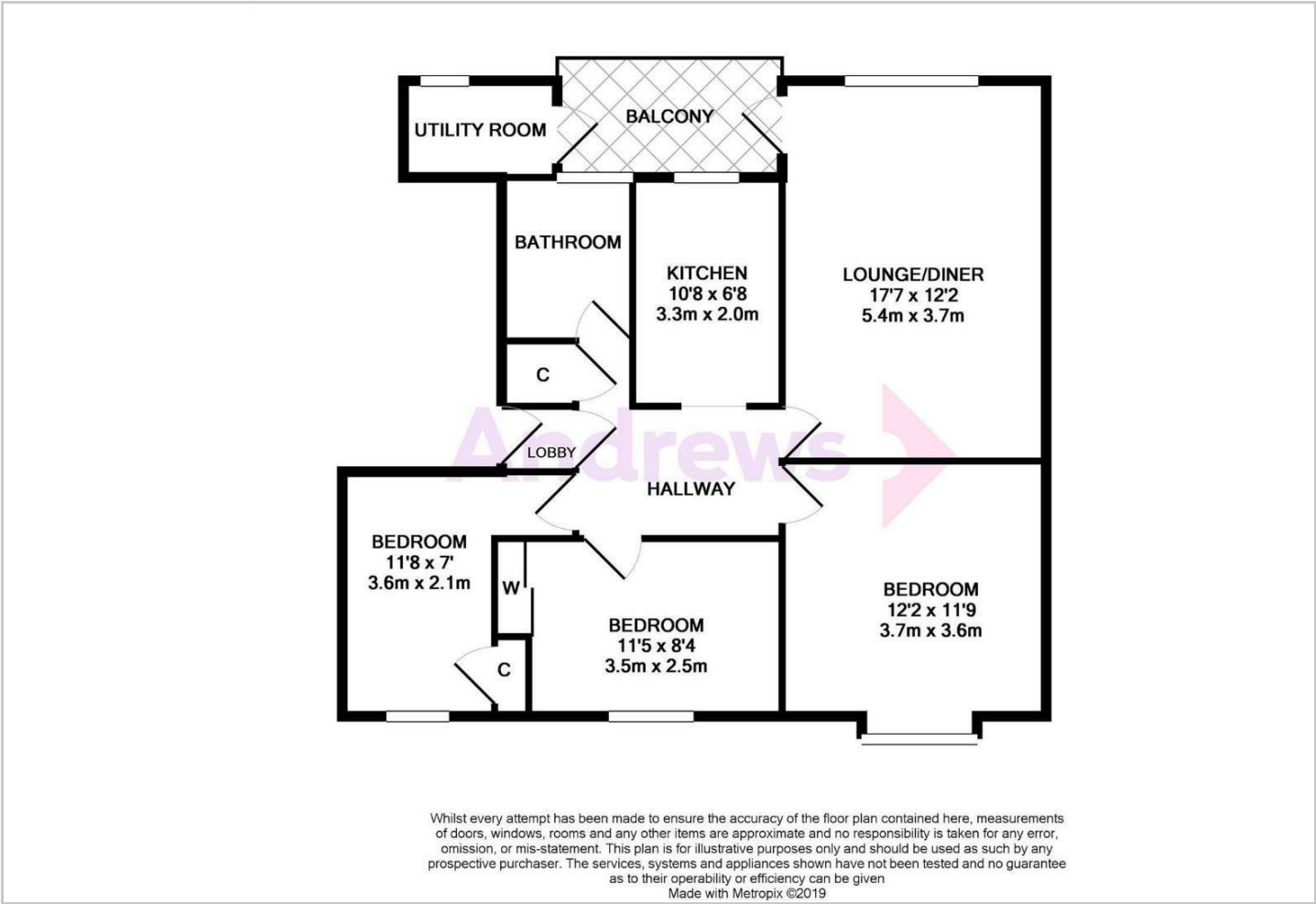
Hybrid Map



Terrain Map



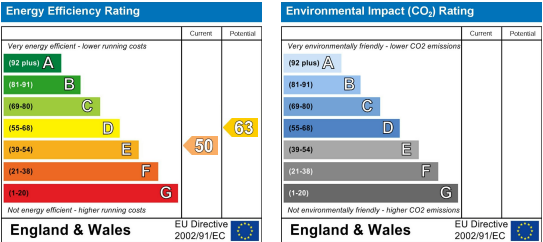
Floor Plan



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.