

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## The Willows

Marlborough Drive, Frenchay, BS16 1PR

£260,000



Council Tax: C





# 5 The Willows

Marlborough Drive, Frenchay, BS16 1PR

£260,000



## DESCRIPTION

Hunters Estate Agents, Downend are delighted to bring to the market this immaculate second/top floor flat located within this popular development and situated within the highly desirable area of Frenchay. The property which is offered for sale with no onward chain offers spacious light and airy living accommodation which is displayed throughout in excellent order and comprises in brief: entrance hall, 17ft lounge/diner with dual aspect windows, access to a balcony and utility cupboard, stylish shaker style kitchen, modern bathroom with over bath shower and 3 generous sized bedrooms with built in wardrobes.

The property further benefits from having: double glazing, electric heating, oak doors, well kept lawned communal gardens, allocated parking space and garage within a rank.

The property is located perfectly for the busy commuter with easy access to the motorway networks of the M32, M4 and M5, Bristol Parkway Railway Station being less than 10 minutes drive and within easy reach of Downend and Emerson Green shopping centres. The conservation area of Frenchay Village and it's common are only a short walk away.

## COMMUNAL ENTRANCE

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

## HALLWAY

Oak floor, electric heater, built in storage cupboard, built in cupboard housing hot water tank, oak doors leading to: lounge/diner, kitchen, bedrooms and bathroom.

## LOUNGE/DINER

17'9" x 12'1" (5.41m x 3.68m)

Dual aspect UPVC double glazed windows to front and side, coved ceiling, 2 electric heaters, door to balcony.

## BALCONY

Glass balustrade, artificial lawn covering, door to utility cupboard (providing space for washing machine and tumble dryer).

## KITCHEN

10'1" x 6'10" (3.07m x 2.08m)

UPVC double glazed window to rear, shaker style kitchen with cream wall and base units, wood effect laminate work tops incorporating a single ceramic sink bowl unit with mixer tap, tiled splash backs, space for cooker, integrated fridge and dishwasher, extractor fan, tiled floor.

## BEDROOM ONE

12'1" x 11'11" (3.68m x 3.63m)

UPVC double glazed window to front, fitted wardrobes with sliding door fronts, electric heater.

## BEDROOM TWO

12'2" x 8'11" (3.71m x 2.72m)

UPVC double glazed window to front, built in wardrobes, electric heater.

## BEDROOM THREE

11'2" x 8'0" (3.40m x 2.44m)

UPVC double glazed window to front, fitted wardrobes, electric heater.

## BATHROOM

Opaque UPVC double glazed window to rear, white

suite comprising: panelled bath with electric Mira sport shower system over, pedestal wash hand basin, close coupled W.C, part tiled walls, tiled floor, electric heater with towel rail, extractor fan.

#### OUTSIDE:

#### COMMUNAL GARDENS

The block has well tended lawns to front and rear.

#### PARKING

Allocated parking space to side of block.

#### GARAGE

Single garage within nearby rank.



Road Map



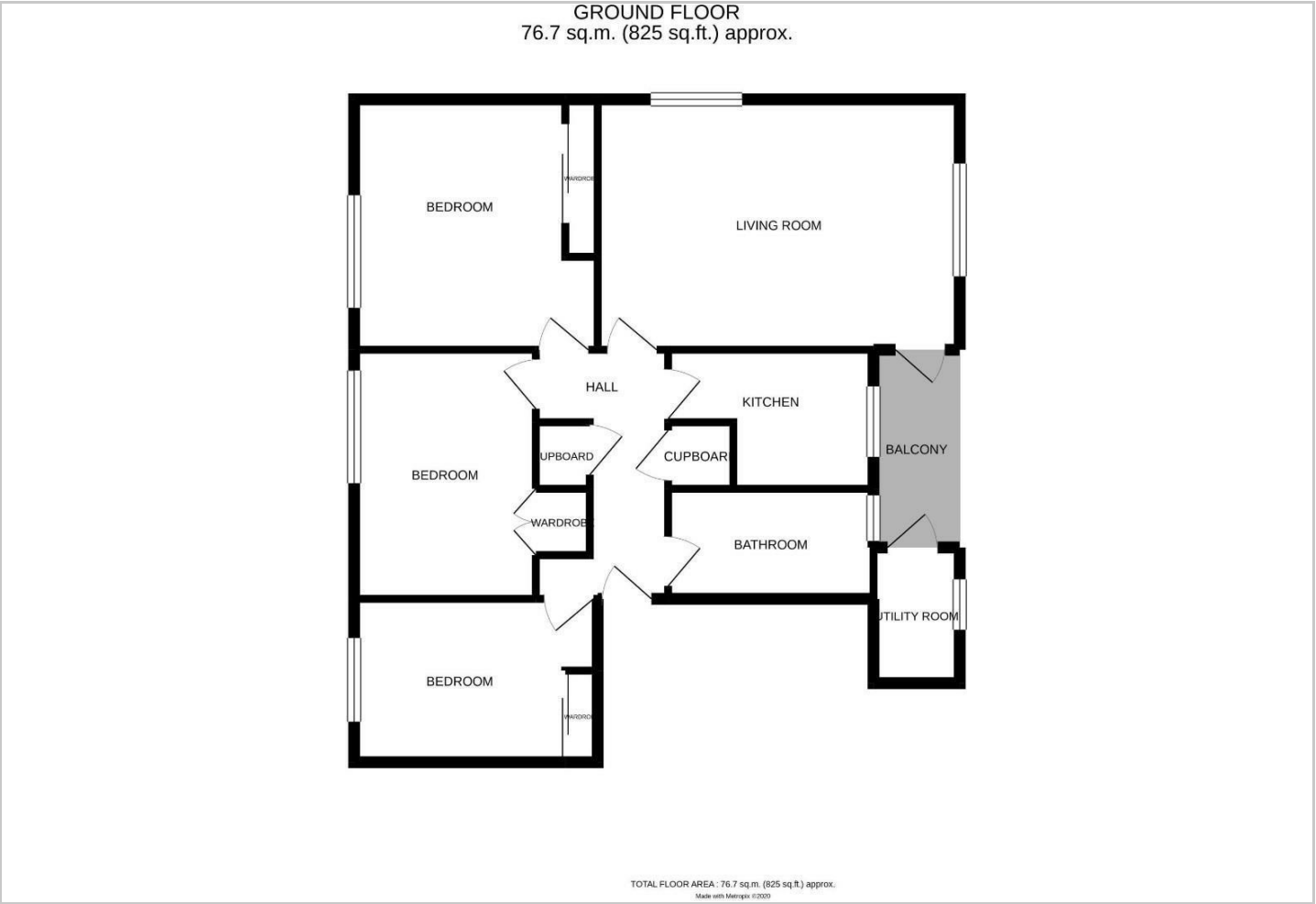
Hybrid Map



Terrain Map



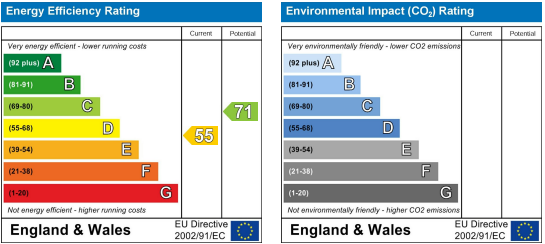
Floor Plan



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.