

# HUNTERS®

HERE TO GET *you* THERE



## Fairlyn Drive

Kingswood, Bristol, BS15 4PZ

£250,000



Council Tax: B



# 170 Fairlyn Drive

## Kingswood, Bristol, BS15 4PZ

£250,000



### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this two-bedroom semi-detached property presenting a fantastic opportunity for buyers looking to put their own stamp on a home. Requiring some updating, the property offers great potential for refurbishment or investment.

The ground floor comprises of entrance hallway, a welcoming lounge, a fitted kitchen and downstairs bathroom. Upstairs, there are two spacious double bedrooms.

The property further benefits from having double glazing and gas central heating, a generous mature rear garden with herbaceous borders, front garden and side lane which provides access to hard-standing/carport for an off street parking space.

Situated in a convenient location close to local amenities, schools and transport links, this property offers excellent potential and is ideal for first-time buyers, investors or those seeking a project.

### ENTRANCE

Access from side of property via an opaque UPVC double glazed door to hallway.

### HALLWAY

Stripped floorboards, wall mounted electric meter, double radiator, stairs rising to first floor, doors leading to: lounge, kitchen and bathroom.

### LOUNGE

14'1" x 10'1" (4.29m x 3.07m)  
UPVC double glazed window to front, stripped floorboards, double radiator, gas coal flame effect fire with back boiler supplying gas central heating and hot water, TV point.

### KITCHEN

11'11" (max) x 10'1" (3.63m (max) x 3.07m)  
UPVC double glazed window to rear, range of fitted wall and base units, wood work tops, single stainless steel sink bowl unit, tiled splash backs, space for cooker (gas cooker point), space for fridge freezer and washing machine, built in larder cupboard, under stair storage cupboard housing gas meter, stripped floorboards, UPVC double glazed door leading out to rear garden.

### BATHROOM

Opaque UPVC double glazed window to side, suite comprising: panelled bath, high level W.C, wash hand basin, part tiled walls, radiator.

### FIRST FLOOR ACCOMMODATION:

#### LANDING

Loft hatch, stripped floorboards, doors leading to bedrooms.

#### BEDROOM ONE

14'1" x 10'1" (4.29m x 3.07m)  
UPVC double glazed window to front, radiator, built in airing cupboard housing hot water tank, stripped floorboards.

#### BEDROOM TWO

14'1" x 8'8" (4.29m x 2.64m)  
UPVC double glazed window to rear, stripped floorboards, radiator, built in cupboard with hanging rail.

### OUTSIDE:

## REAR GARDEN

Good sized mature garden with well stocked plants and shrubs, variety of trees, 2 nature fishponds, area laid to patio, side gated access, enclosed by boundary fencing.

## FRONT GARDEN

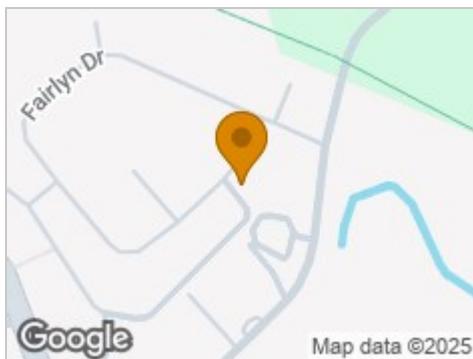
Variety of plants and shrubs, enclosed by boundary wall and hedgerow.

## OFF STREET PARKING

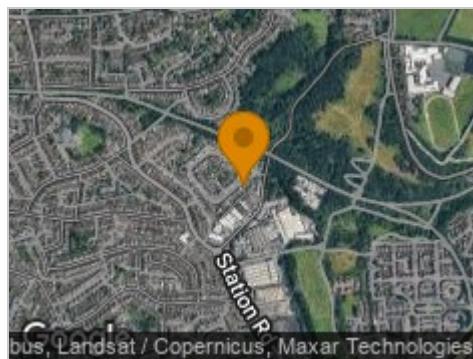
Gated access from side lane, hardstanding with carport providing off street parking space.



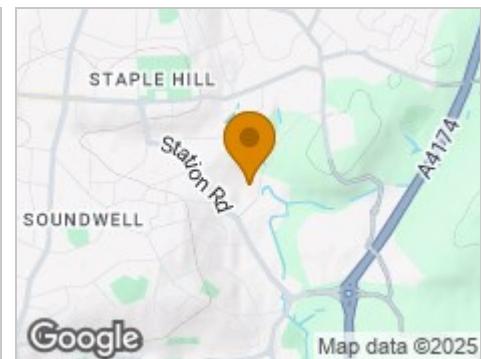
## Road Map



## Hybrid Map



## Terrain Map



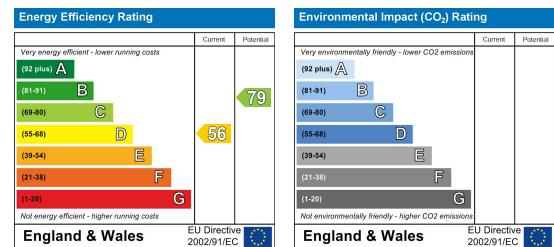
## Floor Plan



## 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.