

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Halletts Way

Portishead, Bristol, BS20 6BT

£385,000



Council Tax:



# 2 Halletts Way

Portishead, Bristol, BS20 6BT

£385,000



## Entrance Hallway

3'9" x 3'9" (1.16m x 1.15m )

Door to side into entrance hallway, stairs rising to the first floor, door into kitchen and door into;

## Living Room

15'5" x 11'1" (4.72m x 3.40m)

Double glazed window to front, feature double glazed round window to side, laminate flooring, two radiators, television point.

## Kitchen/Diner

15'5" x 8'7" (4.72m x 2.62m)

Double glazed window to rear, double glazed sliding door to rear, range of wall and base units with inset one and a half sink with mixer taps over, AEG electric hob with oven under and extractor fan over, integrated fridge/freezer, integrated dishwasher, space for washing machine, laminate flooring, radiator, splash tiles and pantry.

## Conservatory

9'5" x 7'0" (2.88m x 2.15m)

French doors to side, laminate flooring.

## First Floor Landing

9'9" x 6'2" (2.98m x 1.90m)

Doors to all first floor accommodation, access to the loft space, airing cupboard.

## Bedroom One

12'4" x 8'11" (3.77m x 2.73m )

Double glazed window to rear, radiator, television point, door into;

## En Suite

8'9" x 2'11" (2.69m x 0.91m)

Obscured double glazed window to rear, walk in shower cubicle, low level WC, wash hand basin, extractor.

## Bedroom Two

9'4" x 8'2" max (2.87m x 2.50m max)

Double glazed window to side, radiator.

## Bedroom Three

8'2" x 5'11" (2.50m x 1.81m)

Double glazed window to front, radiator.

## Family Bathroom

6'6" x 5'5" (1.99m x 1.67m)

Obscured double glazed window to side, panelled bath, low level WC, wash hand basin, tiled splash backs, extractor.

## Rear Garden

Fully enclosed by fencing, large patio area with plant borders, shrubs and plants, outside tap, side gate.

## Garage And Parking

Single garage with up and over door, power and lighting, off road parking for 3-4 vehicles.



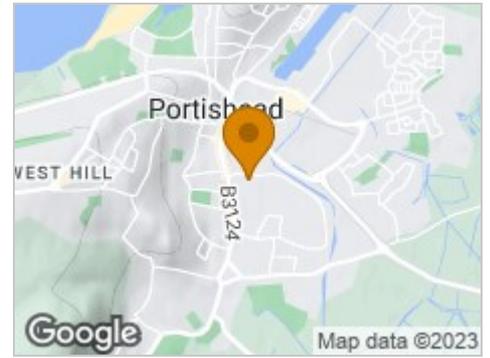
## Road Map



## Hybrid Map



## Terrain Map



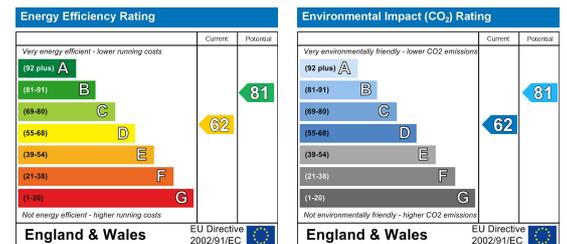
## Floor Plan



## Viewing

Please contact our Hunters Portishead Office on 01275 840 600 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.