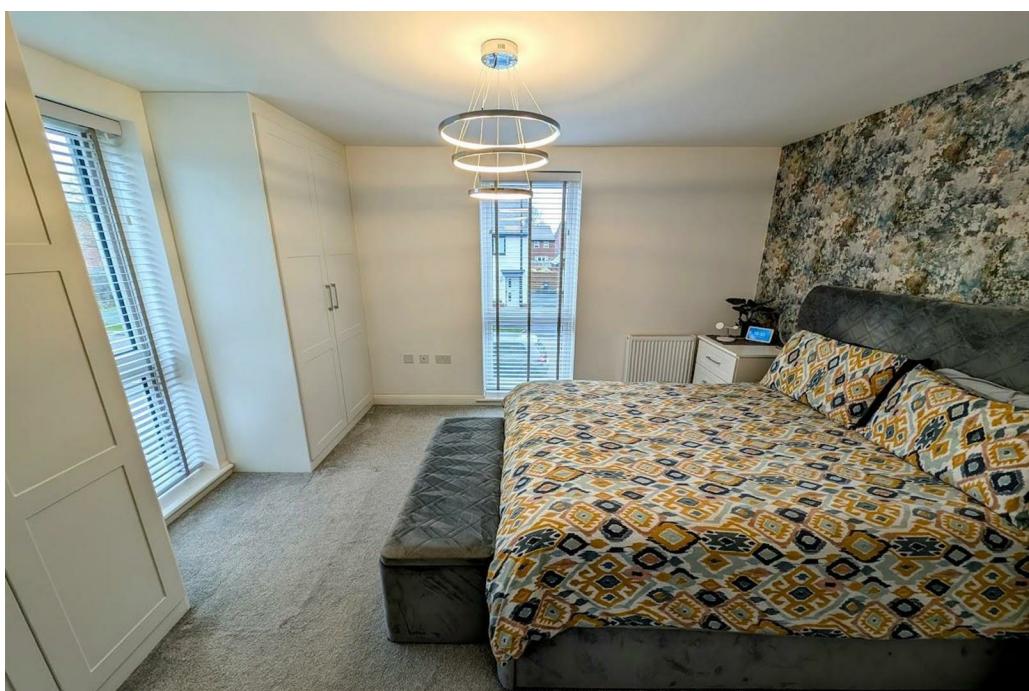


Fletcher Road,  
Bristol,  
BS37 7ER

£400,000

 4  2  2  B

STUNNING!! semi-detached town house offering a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The lounge provides room for relaxation. The heart of the home is undoubtedly the modern kitchen diner, which is designed to cater to all your culinary needs. It is a bright and inviting space, perfect for family meals or casual dining. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Convenience is key, with a downstairs cloakroom and an en suite shower room that adds a touch of luxury to the master bedroom. The modern bathroom is well-appointed, providing a serene space for relaxation. Outside, the enclosed garden offers a private retreat, ideal for outdoor activities or simply enjoying the fresh air. Additionally, the property features a garage e charger point and off-road parking, providing practical solutions for your vehicle storage needs. This semi-detached townhouse is not just a house; it is a home that promises comfort, style, and convenience in a desirable location. Whether you are looking to buy or rent, this property is sure to impress.



## ENTRANCE HALL

Double glazed door to front, understairs cupboard, stairs to first floor, laminate flooring, box style radiator.

## DOWNSTAIRS CLOAKROOM

Pedestal wash hand basin, W/C, extractor fan, part tiled walls, tiled floor.

## LOUNGE 13'6" max x 13'4"

Double glazed window to side, electric log effect fire, laminate flooring, two radiators, double glazed French Doors to rear garden.

## KITCHEN/DINER 14'4" ( into bay ) - 11'6" x 13'6"

Double glazed bay window to side, and double glazed window to front, range of modern wall and base units, sink and drainer, work surfaces, built in AEG oven and separate AEG induction hob, AEG cooker hood, integral fridge freezer, dishwasher and washing machine. cupboard housing gas boiler, laminate flooring, radiator.

## LANDING

Radiator.

## BEDROOM ONE 13'6" ( to inside of wardrobes ) x 11'6"

Double glazed window to front and side, built in wardrobes, radiator.

## EN SUITE

Double glazed window to side, Shower cubicle, vanity wash hand basin, W/C, shaver point, heated towel rail, part tiled, extractor fan, tiled floor.

## BEDROOM TWO 13'6" x 9'5"

Double glazed window to front and rear, radiator.

## SECOND FLOOR

### BEDROOM THREE 13'7" x 11'7"

Double glazed window to front and side, radiator.

### BEDROOM FOUR 13'6" x 9'0" - 10'6"

Double glazed window to side and rear, access to roof space, radiator.

## BATHROOM

Double glazed window to front and side, suite of bath with shower over, vanity wash hand basin, W/C, shaver point, heated towel rail, part tiled, tiled floor.

## FRONT GARDEN

Small border.

## REAR GARDEN

Laid to lawn with two tiered extensive patio.

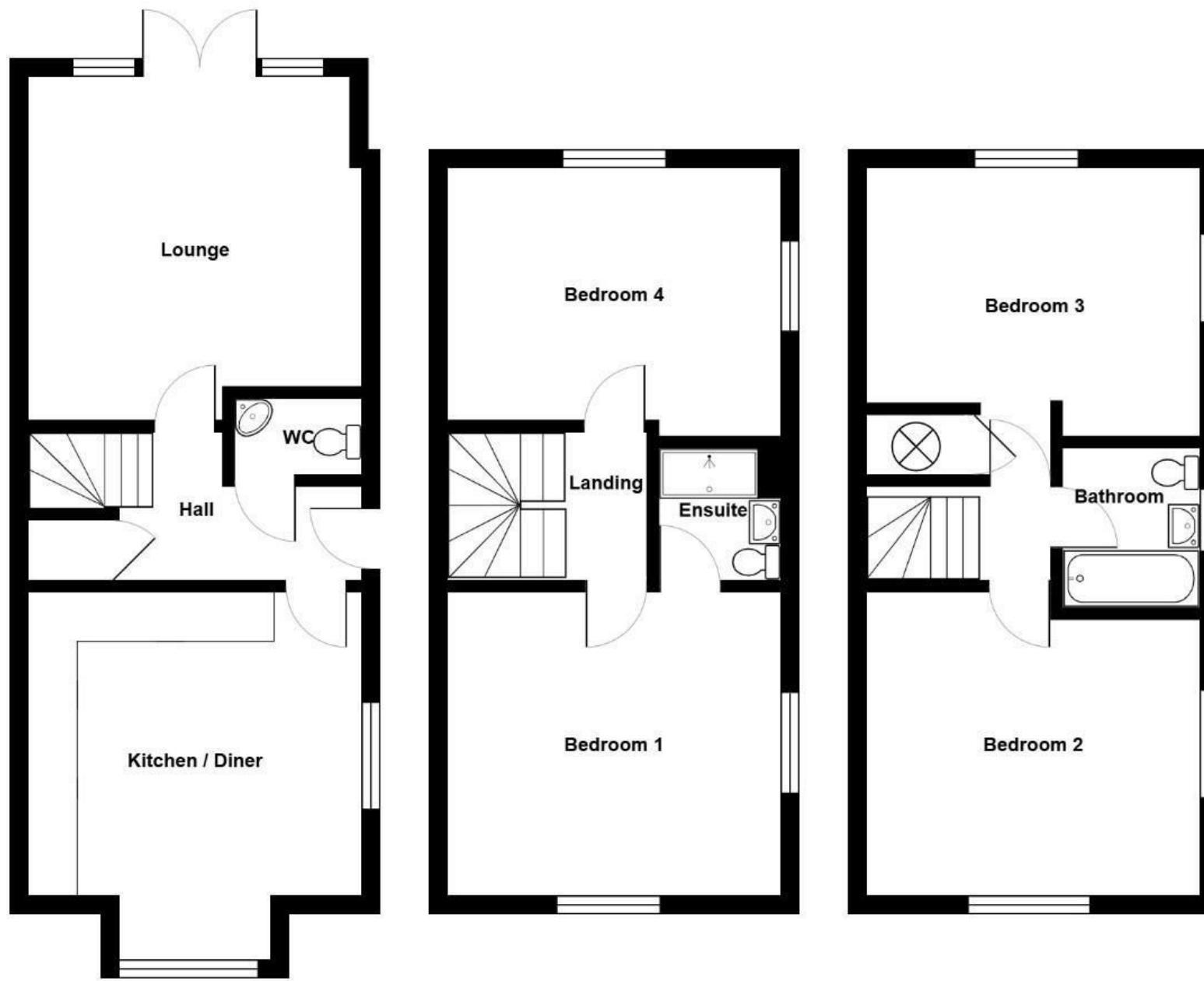
## GARAGE

Single up and over door, power and light, electric charger point, off road parking for two cars.

## AGENTS NOTE

There is a management fee applicable

Tenure: Freehold  
Council Tax Band: D



- WELL PRESENTED SEMI DETACHED TOWNHOUSE
- DOWNSTAIRS CLOAKROOM
- STUNNING FULLY FITTED KITCHEN/DINER
- LOUNGE
- FAMILY BATHROOM & ENSUITE
- FOUR DOUBLE BEDROOMS
- GAS CENTRAL HEATING, DOUBLE GLAZING
- GARDENS
- OVERSIZED GARAGE AND OFF ROAD PARKING
- DWH - 'THE PARKIN'

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.