

HUNTERS[®]

HERE TO GET *you* THERE



22 Gordon Avenue

Whitehall, Bristol, BS5 7DT

Offers In The Region Of £378,950



Hunters Estate Agents - Fishponds Office are delighted to offer this eye catching 3 bedroom semi detached home within a prominent and elevated corner position. This smart home offers comfortable, modernised and refurbished accommodation ideally suited to professionals and young families. The property offers a stylish kitchen and luxury bathroom. Externally the property offers gardens arranged on 3 sides along with a generous hardstanding, providing off street parking for at least 1 vehicle. Hunters Exclusive - Recommended viewing.



Entrance
Twin UPVC entrance doors into entrance vestibule, half glazed door into ...

Hall
Radiator, cupboard containing electric fuse box, staircase to first floor.

Lounge 12'9" x 12'2" (3.90m x 3.71m)
Dimension maximum overall into UPVC double glazed bay window, radiator, wide opening into ...

Dining Room 10'8" x 10'7" (3.27m x 3.25m)
Feature laminate wood grain effect floor, radiator, UPVC double glazed sliding patio doors onto the rear garden, door into kitchen. Independent door from hall into ...

Kitchen 14'2" x 6'10" (4.32m x 2.09m)
Fitted with a modern contemporary range of white high gloss effect fronted wall, floor and drawer storage cupboards with stainless steel effect handles to incorporate a built in oven, inset gas hob and extractor above, feature laminate wood grain effect floor, fitted natural wood breakfast bar, feature tiled splash backs, concealed ceiling spot lights, space for upright fridge/freezer, dishwasher and washing machine, feature natural wood block working surfaces, single drainer stainless sink unit, UPVC double glazed window with outlook onto the rear garden.

First Floor Landing
Access to roof space via a pull down ladder, UPVC double glazed window to side.

Bedroom 1 12'6" x 10'9" (3.82m x 3.28m)
Dimeson maximum overall into UPVC double glazed bay window, radiator.

Bedroom 2 11'0" x 10'11" (3.37m x 3.35m)
Glow worm combination wall mounted gas fired boiler for domestic hot water and central heating (not tested), radiator, UPVC double glazed window to the front with pleasant open aspect.

Bedroom 3 9'0" x 7'1" (2.75m x 2.16m)
UPVC double glazed window to front, radiator.

Bathroom 6'10" x 5'1" (2.10m x 1.56m)
Luxury appointed with a white suite of P shaped bath with mixer shower attachment over and screen along side, close coupled wash basin and low level w.c. with cupboards beneath, extractor fan, UPVC double glazed and frosted window to rear, dimplex electric fan heater, heated towel rail, timber grain effect vinyl floor.

Exterior
Off Street Parking/Driveway
Directly in front of the property is a decorative graveled surface suitable for the off street parking of at least one vehicle.

Garden ()
The garden to the property is arranged on three sides of the property with lawned areas and paved surfaces all within well maintained fenced boundaries.

Anit Money Laundering
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

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.

764 Fishponds Road, Fishponds, BS16 3UA
Tel: 0117 965 3162 Email: fishponds@hunters.com https://www.hunters.com

Area Map



Floor Plans



Energy Efficiency Graph

