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HERE TO GET *you* THERE



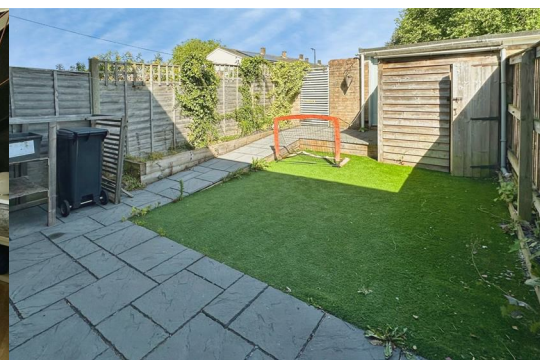
Long Meadow

Bristol, BS16 1DY

£330,000



Hunters are pleased to offer for sale this well spaced 3 bedroom mid terrace property set within the popular Duchess Way development close to Stapleton Village while having easy access to Bristol Centre. the M32 along with Snuff Mills also being within walking distance offering river walks. This property would either make a fabulous first time buyer home or would suit young families, with Glenfrome Primary school within close distance. Positioned on the outskirts of the development this delightful property has the benefit of having superb views onto nearby fields. Internally the property briefly comprises to the ground floor, a modern open-plan kitchen/diner, and a spacious lounge/diner with entrance porch. To the second floor there are 3 bedrooms and bathroom. Further benefits include, gas central heating via a Worcester combi boiler, DG windows, an enclosed rear garden and a single garage. An internal viewng is recommended.



Entrance

Via UPVC double glazed door to porch, fitted radiator, wood grain effect laminate flooring, gas combination boiler serving central heating and hot water, panel door to ...

Lounge/Diner 15'10" x 15'0" (4.84m x 4.58m)

Overall measurement. Double glazed window to front with pleasant views, wood grain effect fitted laminate flooring, stairs to first floor.

Kitchen/breakfast Room 15'10" x 10'7" (4.85m x 3.25m)

UPVC double glazed window to rear with outlook onto the rear garden, UPVC double glazed sliding doors to rear opening onto the garden. A stylish and modern fitted kitchen with a good range of fitted base and wall units with working surfaces incorporating a single bowl sink, plumbing for automatic washing machine, fitted induction hob with separate oven and grill, and fitted microwave, integral fitted dishwasher and fridge/freezer, space and area for table and chairs.

First Floor Landing

Access to loft space.

Bedroom 1 14'7" x 9'2" (4.47m x 2.80m)

Double glazed window to front with pleasant outlook and views, fitted radiator, fitted wood grain effect flooring.

Bedroom 2 10'11" x 9'2" (3.34m x 2.81m)

UPVC double glazed window to rear, wood grain effect laminate flooring, built in single cupboard.

Bedroom 3 8'9" x 6'5" (2.67m x 1.97m)

Double glazed window to front with pleasant views, fitted laminate flooring, fitted radiator,

Bathroom

Opaque double glazed window to rear, suite comprising of paneled bath, with shower mixer taps, low level w.c. pedestal wash hand basin.

Exterior

To the rear has an enclosed landscaped garden with lap wood fenced borders with a modern paved patio adjoining the property with a section laid to artificial turf, a pedestrian access gate to the rear that leads onto the single garage and vehicle access lane.

Single Garage 18'0" x 8'2" (5.49m x 2.51m)

Up and over door, power and light.

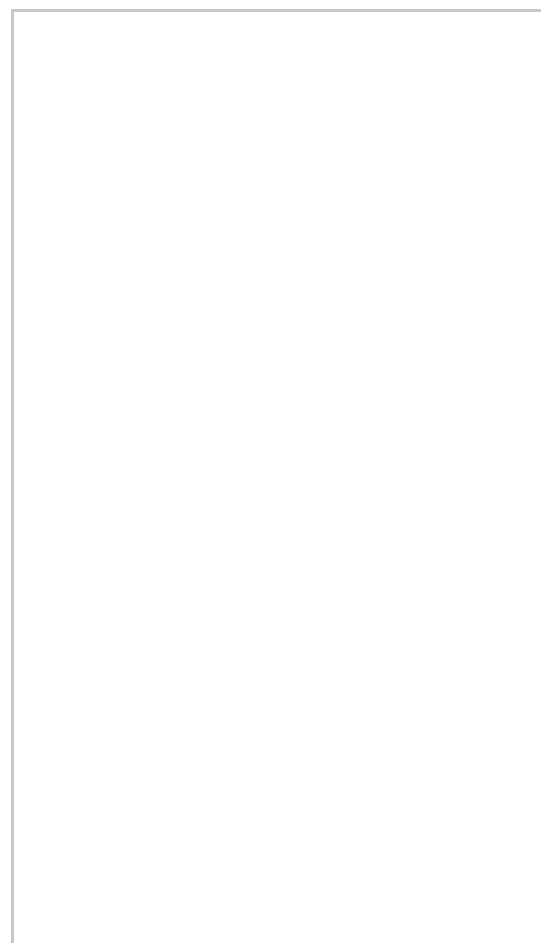
AML (Anti money laundering)

"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"

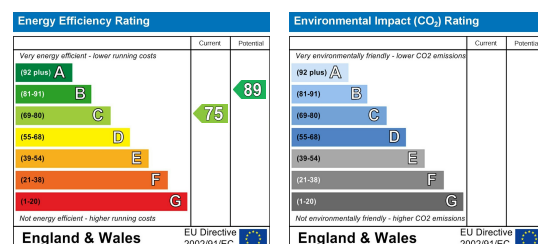
Area Map



Floor Plans



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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>