

HUNTERS®

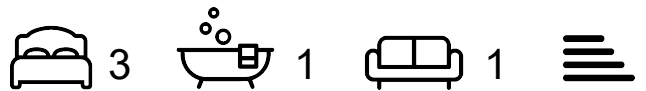
HERE TO GET *you* THERE



65 Duchess Way

Bristol, BS16 1EX

£350,000



Hunters are delighted to offer for sale this 3 bedroom linked detached property set within the popular Duchess Way estate, having good access to the M32 and Bristol centre. Internally this well spaced property requires updating throughout therefore ideally suited to DIY enthusiasts. The property internally briefly comprises of, a rear lounge with lovely views onto the garden, a kitchen/diner and cloakroom. To the first floor there are 3 bedrooms and bathroom. Further benefits include, dg windows where stated, off street parking, a lovely rear garden and an extra length garage. An internal viewwng is recommended.



ENTRANCE

Paneled door to...

HALLWAY

Double glazed window to front, stairs to first floor with understairs storage cupboard.

CLOAK ROOM

Low level WC, wall mounted sink, double glazed window to side.

KITCHEN/DINER 13'10" x 9'8" (4.23m x 2.95m)

Double glazed window to front. Kitchen comprising of base and wall fitted units with tiled splash backs and roll top working surfaces incorporating a single bowl sink, plumbing for automatic washing machine, space for cooker, space for fridge freezer, space and area for table and chairs.

LOUNGE/DINER 16'5" x 12'4" (5.02m x 3.78m)

Double glazed window to rear, double glazed sliding doors to rear opening up onto rear garden with pleasant outlook and views.

FIRST FLOOR LANDING

Access to loft space, built in cupboard housing hot water cylinder.

BEDROOM 1 11'3" x 9'10" (3.45m x 3.02m)

Double glazed window to front, built in cupboard, built in fitted wardrobes.

BEDROOM 2 12'5" x 9'10" (3.78m x 3.00m)

Double glazed window to rear having pleasant outlook and views, fitted wardrobe.

BEDROOM 3 9'5" x 6'4" (2.89m x 1.94m)

Double glazed window to rear with pleasant outlook and views.

BATHROOM

Comprising of rose coloured suite, opaque double glazed window to rear, paneled bath, low level WC and pedestal wash basin, tiled throughout.

EXTERIOR TO THE REAR

Has a lovely enclosed garden with mature and attractive planting with lapwood fence borders and pedestrian access gate to rear leading onto open green space. There is also a timber built shed and access to garage.

EXTERIOR TO THE FRONT

Block paving section offering off street parking for several vehicles with covered car port leading to single garage.

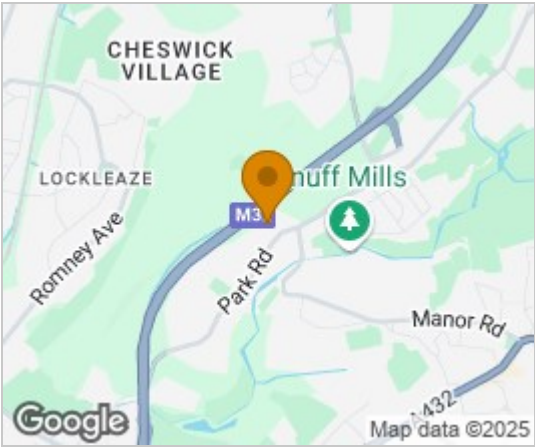
GARAGE (EXTRA LENGTH/TANDOM) 33'1" x 7'2" (10.10m x 2.20m)

With power and light.

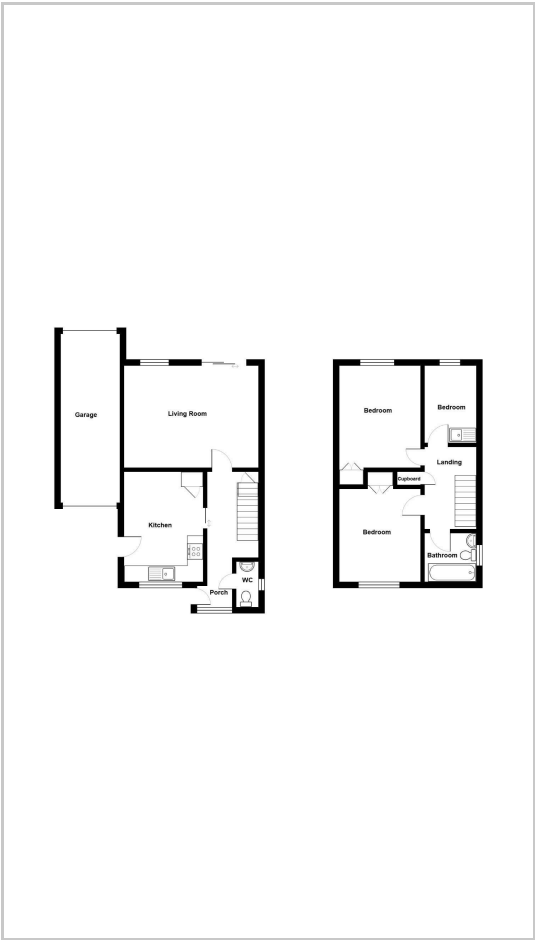
AML (Anti money laundering)

“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”

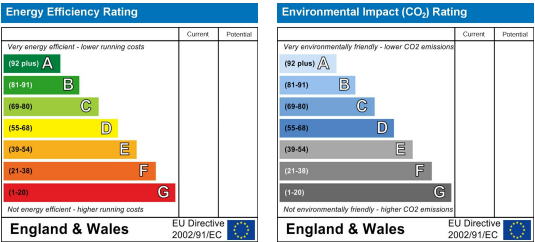
Area Map



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.