



Maple Avenue,
Bristol,
BS16 4HJ

£375,000

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Hunters are delighted to offer for sale this superb well modernised 3 bedroom semi detached property located on a lovely tree lined road conveniently located within close distance to the cycle track and Fishponds high street. The very well spaced property would either make a fabulous first time buyer or family home. Internally to the ground floor you will find, a front lounge, a rear dining room and a modern fitted kitchen. To the first floor there are 3 generous bedrooms and luxury appointed bathroom. Further benefits include, gas central heating, Upvc dg windows, off street parking, a single garage and a large enclosed landscaped rear garden.



GROUND FLOOR

Wood effect composite entrance door into...

HALL

Attractive tiled floor, staircase to first floor, built in cupboard with electric meters, fitted coat hooks.

LOUNGE 11'2" x 13'1"

Maximum overall into a UPVC double glazed bay window, feature laminate wood effect floor, radiator.

SECOND SITTING/DINING ROOM 14'5" x 10'11"

Feature laminate wood grain effect floor, two UPVC double glazed tilt and turn windows to the rear with pleasant open outlook onto the rear garden, radiator, feature cast iron fireplace with decorative timber surround and inlay pictorial tiles, two wall light points, door into...

KITCHEN 14'4" x 6'4"

Fitted with a stylish range of shaker cream fronted wall, floor and drawer storage cupboards with attractive brushed steel effect handles to incorporate a built in double oven, inset gas hob and extractor fan above, splashback tiling, feature wood block working surfaces, space for washing machine and upright fridge/freezer, inset butler sink with twin mixer taps over, UPVC double glazed window to side, radiator, concealed ceiling spotlights, useful understairs recess suitable for an additional appliance, half glazed UPVC double glazed door onto rear garden.

FIRST FLOOR LANDING

Access to loft space, radiator.

BEDROOM 1 13'6" x 10'11"

Triple UPVC double glazed windows to rear with a lovely outlook onto the rear garden and treeline beyond, radiator.

BEDROOM 2 12'9" x 10'7"

Feature natural wood stripped floor, radiator, UPVC double glazed window with lovely outlook.

BEDROOM 3 11'0" x 7'4"

UPVC double glazed window to rear with pleasant outlook onto the rear garden and neighbouring treeline.

LUXURY BATHROOM 7'2" x 4'11" minimum overall

Stunning white suite of corner bath with mixer shower and integrated overhead shower with screen alongside, fully tiled walls, vanity wash basin with cabinet beneath, attractive tiled floor, low level WC, concealed ceiling spotlights and extractor, heated towel rail, underfloor heating.

EXTERIOR

The property benefits from a driveway leading to a detached garage with wooden entrance doors, rear pedestrian door and power and light. There is side access as the house sits on a corner plot.

GARDEN

Arranged principally to the rear of the property and the subject of significant landscaping to provide an initial raised and feature paved terrace with elevated outlook onto the lower level lawn below. Alongside the lawn is a timber decked seating area and numerous railway sleeper edged borders and a herb garden. Outside tap

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"

Tenure: Freehold
Council Tax Band: C



- Stunning 3 bedroom semi detached home
- Highly spacious rewarding home
- Beautifully decorated throughout
- Lovely tree lined road
- Ideal family or first time buyer property
- Large enclosed rear garden
- 2 separate reception rooms
- Off street parking and single garage
- Modern kitchen and 1st floor bathroom
- Within close distance to Cycle track and high street

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| | 58 | 72 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| | | |
| 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.