

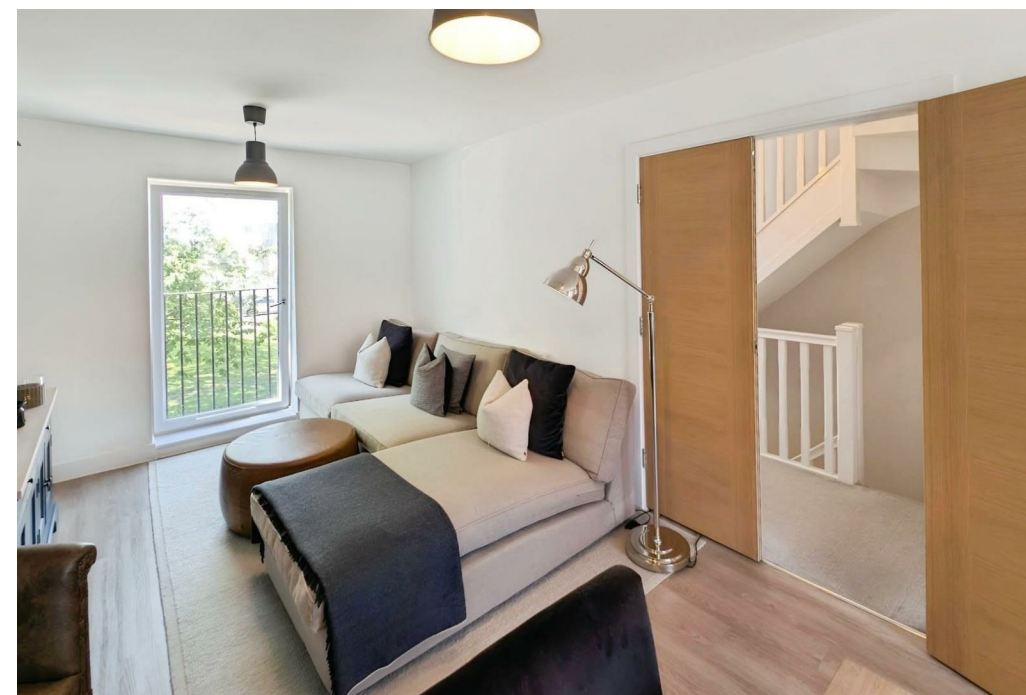


The Berries, Bristol, BS16 2JZ

£415,950

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Hunters Estate Agents - Fishponds Office are delighted to offer this immaculate 3-bedroom 3 storey Town House in the fabulous new Linden Homes development within close proximity to Fishponds high street along with convenient access to the M32 and Snuff Mills offering scenic walks. This impressive home arranged over 3 floors has been maintained to a high standard since new and offers light and contemporary accommodation throughout. Ideally suited to professionals and young families. Internally the property offers a spacious Hall, shower room and bedroom 3 on the ground floor. On the first floor there is an open plan arranged Lounge/Dining room with Balcony and opening into the stylish kitchen. On the top floor there are 2 double bedrooms (one with en-suite shower) and a luxury bathroom. This property occupies a discreet position with a pleasant 'green' outlook. The home benefits from a specific off street parking space and integral garage (with utility area). Further benefits include owned Solar heating panels, Upvc double glazed windows, gas central heating and an enclosed and landscaped rear garden. Hunters Exclusive - recommended viewing



GROUND FLOOR

Front entrance door into...

HALL

Feature wood grain effect floor, feature decorative wall panelling, staircase to first floor with useful cupboard beneath, half glazed door onto rear garden, internal door leading to garage, radiator with decorative cover.

BEDROOM 3 9'10" x 9'6"

Radiator, UPVC double glazed French doors opening onto the rear garden, pleasant outlook onto same.

SHOWER ROOM 10'10" x 2'8"

Luxuriously appointed with a white suite of low level WC and pedestal wash basin, fully tiled recess having a built in thermostatically controlled shower, feature wood grain effect floor, heated towel rail, concealed ceiling spotlights, feature tiled walls.

FIRST FLOOR LANDING

UPVC double glazed tilt and turn window with a pleasant open outlook onto green space, radiator, staircase to top floor, twin doors opening into...

OPEN PLAN LOUNGE/DINING ROOM 23'9" x 9'10"

UPVC double glazed doors opening onto a Juliet balcony with lovely open outlook onto green space beyond, feature wood grain effect floor, two radiators, twin UPVC double glazed French doors onto the balcony.

BALCONY 9'4" x 5'2"

Wide opening from lounge/dining room into kitchen.

KITCHEN 9'0" x 7'3"

Stylish kitchen fitted with a contemporary range of dove grey finished wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate a dishwasher, fridge/freezer, Whirlpool oven, inset gas hob and extractor canopy above, feature stone effect working surfaces, UPVC double glazed tilt and turn window to rear, inset double bowl stainless steel sink unit, concealed ceiling spotlights, feature wood grain effect floor.

TOP FLOOR LANDING

Access to roof space, radiator, built in cupboard with a hot water cylinder.

MASTER BEDROOM 1 11'6" x 9'11" minimum plus wardrobe recesss

Radiator, UPVC double glazed window to front with a lovely open outlook onto green space, feature decorative wall panelling, door into...

EN SUITE SHOWER ROOM 6'11" x 4'4"

Luxuriously appointed with a white suite of pedestal wash basin, low level WC and fully tiled recess having a built in thermostatically controlled shower, feature tiled floor and matching walls, heated towel rail, concealed ceiling spotlights and extractor, UPVC double glazed and frosted window to front.

BEDROOM 2 9'11" x 9'10"

Minimum excluding wardrobe recess, feature decorative wall panelling, UPVC double glazed window to rear with elevated views, radiator.

BATHROOM 6'11" x 6'2"

Luxury white suite of paneled bath, low level WC and wash basin, feature tiled floor and matching walls, heated towel rail, mixer shower attachment over bath, concealed ceiling spotlight, UPVC double glazed and frosted window to rear.

GARDEN

Arranged principally to the rear of the property the landscaped rear garden offers contemporary space with highlights to include an initial paved patio and path extending to a decorative gravelled seating area, there are numerous planting with decorative bark chippings alongside a young maple and copper beech tree. A rear pedestrian gate opens onto a shared path leading to the front of the property.

GARAGE 19'4" x 9'10"

The integral garage offers an up and over door, gas meters, fitted working surface with inset single drainer sink unit having storage cupboards beneath, electric fuse box.

OFF STREET PARKING SPACE

Opposite the property is a designated parking space for one vehicle.

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



- An immaculate 3-bedroomed modern Town House
- Beautifully arranged over 3 floors
- Luxury shower room, en-suite shower room and bathroom
- Feature landscaped rear garden
- Impressive Linden Homes development
- Lovely open outlook onto 'green space'
- Ideal Professionals and growing families
- Modern gas heating with additional Solar
- Integral garage and off street parking
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	93
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.