

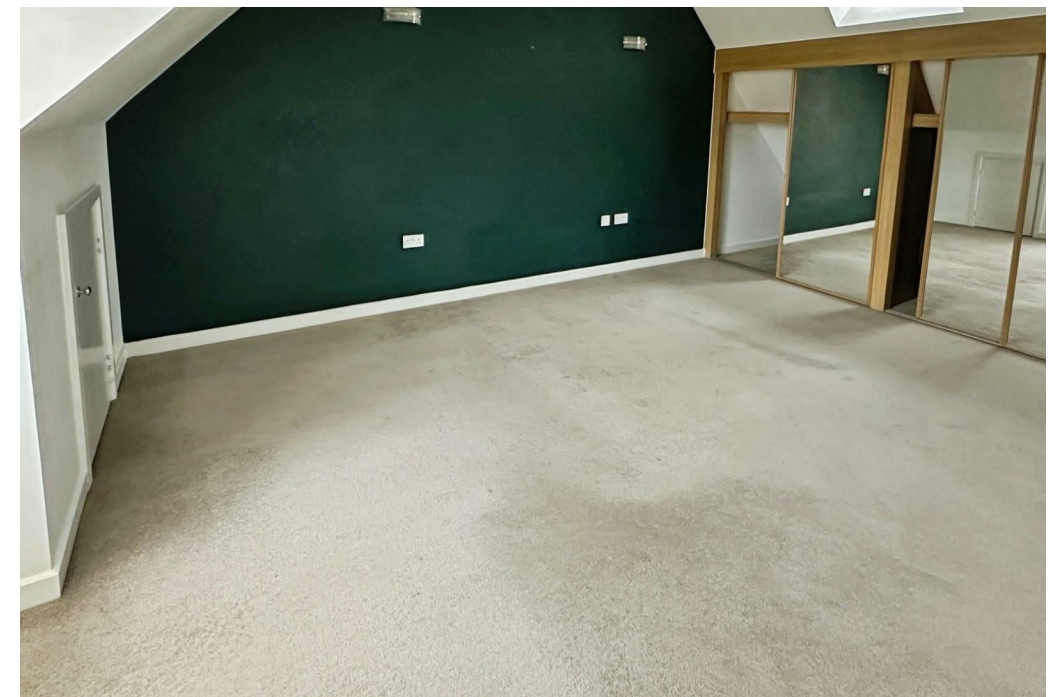
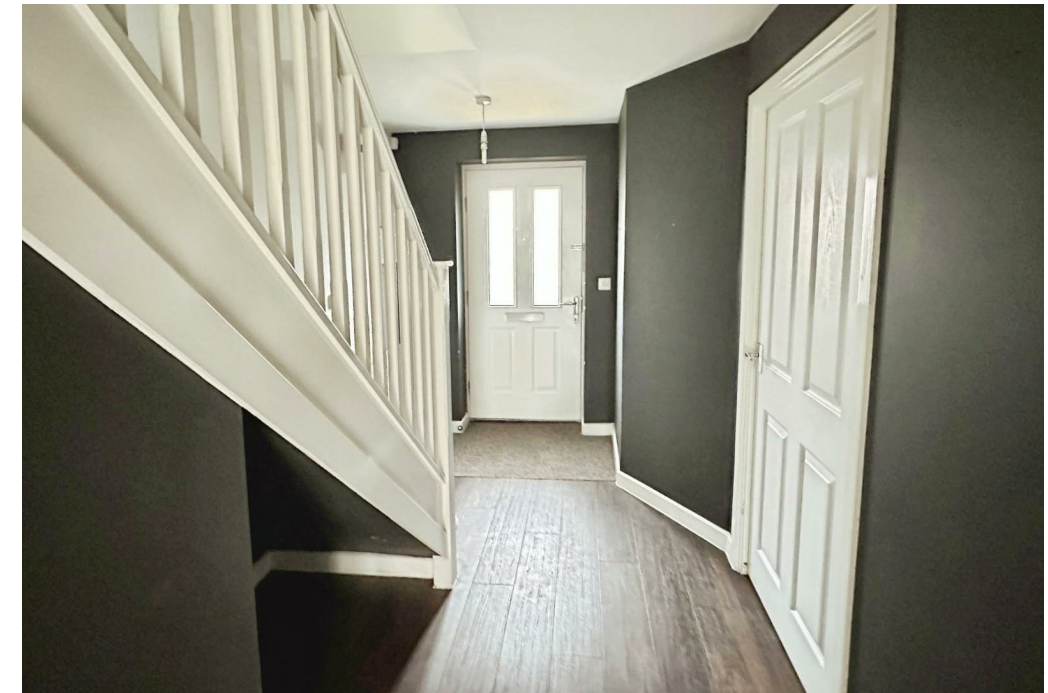


Henry Shute Road,  
Bristol,  
BS16 1AG

£400,000

3 2 1 B

Hunters are delighted to offer for sale this superb 3 bedroom modern town house semi detached property located in a desirable position within walking distance to the UWE campus, along with bus routes leading into Bristol centre, there is also easy commuting access to Bristol centre and the M32. This modern and well presented property would suit many buyers and benefits from being offered with vacant possession. Internally this spacious home briefly comprises to the ground floor, a generous lounge/diner, a modern gloss fitted kitchen, and a downstairs cloakroom. To the first floor there are 2 good size bedrooms and a modern bathroom. To the 2nd floor you will find the master bedroom having built in wardrobes and an en-suite shower room. Further benefits include, Upvc dg windows, gas central heating via a combo boiler, an enclosed rear garden, off street parking and a single attached garage. Viewing recommended!



## ENTRANCE

Paneled door to...

## HALLWAY

Stairs to first floor, radiator, wood grain effect vinyl flooring, understairs storage area.

## CLOAK ROOM

Opaque double glazed window to side, modern low level WC, wall mounted wash hand basin with tiled splash back, radiator, wood grain effect vinyl flooring.

## LOUNGE/DINER 15'8" x 12'1"

UPVC double glazed French doors to rear opening up onto garden, two radiators.

## KITCHEN 11'3" x 9'11"

Double glazed window to front, modern fitted kitchen with gloss base and wall units having beech block effect working surfaces incorporating a one and quarter bowl sink with mixer tap over, fitted gas hob with oven below and extractor over, integral fridge freezer and dishwasher, cupboard housing Ideal Logic gas combination boiler serving central heating and hot water.

## FIRST FLOOR LANDING

Stairs to second floor, radiator.

## BEDROOM 2 15'8" x 10'10"

UPVC double glazed window to rear, radiator.

## BEDROOM 3 9'7" x 8'4"

UPVC double glazed window to front, radiator.

## BATHROOM

Opaque double glazed window to side comprising of paneled bath with overhead shower and separate mixer taps, pedestal wash hand basin with chrome effect mixer tap and tiled splash back, low level WC, tiled flooring.

## SECOND FLOOR

### MASTER BEDROOM 1 20'6" x 10'7" into recess and fitted wardrobes

Radiator, skylight window to rear, UPVC double glazed window to front, a range of built in mirrored wardrobes with hanging and shelving and separate storage into eaves.

### EN SUITE SHOWER ROOM

Skylight window to rear, radiator, double tray with overhead Aqualisa shower, pedestal wash hand basin with tiled splash back, low level WC, tiled floor.

## EXTERIOR TO THE REAR

Enclosed garden with paved patio adjoining property the remainder laid to lawn, access into single attached garage.

## EXTERIOR TO THE FRONT

Offers off street parking via driveway leading to single attached garage with up and over door.

## 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: D



- Modern 3 bedroom semi detached town house
- Well presented and spacious interior
- Offered with vacant possession
- Generous lounge/diner with french doors
- Gloss fitted kitchen with integral appliances
- Off street parking and single garage
- Master bedroom with ensuite shower room
- Downstairs cloakroom and first floor bathroom
- Enclosed rear garden
- Within walking distance to the UWE campus

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 94        |
| (81-91) B                                   | 85                      |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.