

HUNTERS®

HERE TO GET *you* THERE



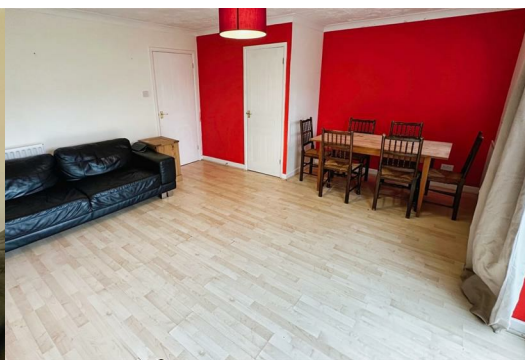
67 Gill Avenue

Fishponds, Bristol, BS16 2QQ

Offers In Excess Of £315,000



Hunters are delighted to offer for sale this modern 3 bedroom semi detached home located in a position within close proximity to Vassalls park and Fishponds high street. This property is offered with no onward chain and would either suit first time buyers or young families. Internally the accommodation briefly comprises to the ground floor, a spacious lounge/diner with sliding doors opening onto the rear garden, a fitted kitchen and downstairs cloakroom. to the first floor there are 3 bedrooms and bathroom. Further benefits include, gas central heating, double glazed windows, off street parking, a single garage and a large enclosed rear garden. Viewings recommended.



Entrance
Via panelled door to ...

Hallway
Stairs to first floor, radiator.

Cloak Room
Low level w.c wall mounted wash hand basin.

Kitchen 10'0" x 8'6" (3.07m x 2.61m)
Double glazed window to front, wall mounted central heating boiler. The kitchen is fitted with a range of base and wall units with rolled topped working surfaces incorporating a single bowl sink, plumbing for automatic washing machine, fitted gas hob with oven below and extractor over, space for fridge freezer, fitted radiator.

Lounge/Diner 15'5" x 15'4" (4.72m x 4.68m)
Overall measurement. Two fitted radiators, UPVC double glazed sliding doors to rear opening onto the rear garden, UPVC double glazed window to rear with views onto garden, fitted radiator, wood grain effect fitted laminate floor, built in under stairs storage.

First Floor Landing
Access to loft space, cupboard housing hot water cylinder.

Bedroom 1 12'2" x 8'5" (3.71m x 2.57m)
UPVC double glazed window to front, built in single cupboard, fitted radiator.

Bedroom 2 11'10" x 8'4" (3.61m x 2.56m)
UPVC double glazed window to rear with views onto the rear garden, fitted radiator, built in double wardrobe.

Bedroom 3 8'8" x 6'6" (2.66m x 2.00)
Double glazed window to rear, radiator.

Bathroom
Opaque double glazed window to front. Contemporary suite comprising paneled bath with shower mixer tap, pedestal wash hand basin, low level w.c. partley tiled throughout.

Exterior
To the front, has a driveway offering off street parking leading a single garage with pedestrian access via a gate leading to garden. To the rear has a large garden mainly laid to lawn, lap wood fenced borders, access to single garage.

Single Garage 16'9" x 6'10" (5.11m x 2.10m)
Access via driveway, up and over door.

AML
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.

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.

Area Map



Energy Efficiency Graph

