

HUNTERS®

HERE TO GET *you* THERE



53a & 53b Gorse Hill

Bristol, BS16 4HS

£284,750



Hunters are delighted to offer this unique opportunity on buying a semi detached property that has been split into 2 x 1 bedroom spacious flats. This property would be a great buy to let investment with garden flat comprising of, a lounge/diner, a 2nd reception room, a modern kitchen, a double bedroom, a fitted bathroom and its own good size rear garden. The first floor flat comprises of, a lounge, a fitted kitchen, a bathroom, a double bedroom and a further carpeted and boarded loft space. There is also gas central heating for both property's, off street parking and double glazed windows where stated. This property is offered with vacant possession and in ternal viewng is recommended.



ENTRANCE

Via communal door to...

COMMUNAL LOBBY

Garden flat entrance is to the right via paneled door, leading to...

LOUNGE/DINER 17'11" x 9'1" (5.47m x 2.79m)

Double glazed window to front, two radiators.

SECOND RECEPTION ROOM 11'3" x 11'1" (3.45m x 3.39m)

Double glazed sliding doors to rear opening onto rear garden, radiator.

KITCHEN 11'1" x 10'5" (3.39m x 3.18m)

Double glazed window to rear, paneled door leading to garden, wall mounted Vaillant gas combination boiler serving central heating and hot water, radiator, tiled floor, modern base and wall fitted units with tiled splash backs and working surfaces incorporating an electric hob with extractor over and oven below, single bowl sink, plumbing for automatic washing machine, space for fridge freezer.

EXTERIOR TO THE GARDEN FLAT

Generous rear garden with paved patio adjoining property the remainder laid to lawn with hedge borders and mature planting. There is also side pedestrian access that leads to the front.

FIRST FLOOR FLAT

Paneled door with staircase leading to front door.

LOUNGE/DINER 17'11" x 9'1" (5.48m x 2.79m)

Double glazed window to front and rear, radiator, cupboard housing Vaillant gas combination boiler serving central heating and hot water.

STAIRCASE TO CARPETED AND BOARDED LOFT SPACE

12'2" x 8'9" (3.73m x 2.68m)

Two Skylight windows, radiator, storage into eaves.

KITCHEN 8'1" x 7'9" (2.47m x 2.38m)

Double glazed window to rear, radiator, base and wall fitted units with tiled splash back, working surfaces incorporating a single bowl sink, electric hob, fitted oven, plumbing for automatic washing machine.

BEDROOM 1 10'11" x 9'10" (3.34m x 3.00m)

Double glazed window to front, radiator.

BATHROOM

Opaque double glazed window to rear comprising of paneled bath with overhead shower and mixer, low level WC, pedestal wash hand basin.

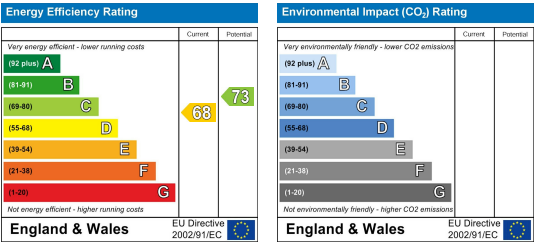
EXTERIOR TO THE FRONT

Offers off street parking with side pedestrian access leading to garden flat rear garden.

Area Map



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.