



Henry Shute Road, Bristol, BS16 1AG

£460,000



Hunters, Fishponds are delighted to offer for sale this spacious modern 3 bedroom town house set within a lovely backwater development with nearby green spaces to include a park. This modernised property would make a great family home along with buyers looking for good access onto the ring road and Bristol centre. Internally to the ground floor there are a large lounge/diner, a downstairs cloakroom, a modern fitted kitchen and rear conservatory. To the first floor there are 2 double bedrooms and bathroom with a further double bedroom along with ensuite shower room to 2nd floor. Further benefits include, dg windows, gas central heating, an enclosed landscaped rear garden, off street parking a single garage.



ENTRANCE

Panelled door into...

HALLWAY

Stairs to first floor, wood grain effect laminate floor, built in understairs storage cupboard.

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

Two fitted radiators, UPVC double glazed French doors to rear opening onto...

CONSERVATORY 10'0" x 9'3"

Tiled floor, UPVC double glazed windows surround with views onto garden, tiled flooring.

KITCHEN/DINER 11'3" x 10'0"

UPVC double glazed window to front having pleasant outlook and views onto green space. Modern fitted kitchen with base and wall units, work surfaces incorporating a 1.5 sink, tiled splashback, fitted gas hob with oven below and extractor over, integral fridge freezer, space and area for modest table and chairs.

CLOAK ROOM

Modern low level WC, radiator, wall mounted wash hand basin, opaque double glazed window to side.

FIRST FLOOR LANDING

Two radiators, stairs to second floor.

BEDROOM 2 15'8" x 11'1"

UPVC double glazed window to rear, radiator, fitted double mirrored wardrobes.

BEDROOM 3 9'6" x 8'5"

UPVC double glazed window to front with pleasant outlook and views, radiator.

BATHROOM

Opaque double glazed window to side, luxury appointed with panelled bath having chrome effect shower and mixer taps off main system, low level WC, pedestal wash hand basin, wall mounted heated towel, tiled throughout.

SECOND FLOOR LANDING

MASTER BEDROOM 1 17'1" x 10'8"

Radiator, UPVC double glazed window to front having pleasant outlook and views onto green space, fitted mirrored wardrobes with hanging and shelving, skylight window to rear.

EN-SUITE SHOWER ROOM

Modern suite comprising of double tray with Aqualisa electric shower over, low level WC, pedestal wash hand basin, wall mounted heated towel rail, partly tiled throughout.

EXTERIOR TO THE REAR

Landscaped enclosed garden with paved patio initially adjoining the property the remainder laid to lawn with lapwood fenced borders with a side pedestrian access gate leading onto the driveway.

TO THE FRONT

Off street parking for several vehicles leading to single garage with access pedestrian gate to side leading to garden.

PLEASE NOTE

This property benefits from having its own allocated parking space which is located near the property in a designated parking area.

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:

- Highly spacious 3 bedroom townhouse
- Modern decoration's throughout
- Lovely position surrounded by green spaces
- Large lounge/diner
- Downstairs cloakroom/first floor bathroom and ensuite shower to master bedroom
- Off street parking and single garage
- Conservatory
- Enclosed landscaped rear garden
- Modern kitchen with integral appliances
- Owners found!

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			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.