



## 14 Beechen Drive

Bristol, BS16 4DG

£315,000



Hunters are delighted to offer for sale this superb and highly spacious 2 double bedroom semi detached property. This lovely home would make a fantastic first time buyer property and is extremely well presented internally offering practical accommodation throughout. To the ground floor there is a front reception, a 2nd generous reception with french doors offering a fabulous rear aspect onto the garden and a fitted kitchen. To the first floor there are 2 good size double bedrooms and modern fitted bathroom. Further benefits include, gas central heating via a combi boiler, Upvc double glazed windows, off street parking and a fantastic large rear garden with side space having pedestrian side access. An internal viewng is highly recommended!



## Entrance

Via opaque UPVC double glazed door to ...

## Hallway

Stairs to first floor, fitted radiator, wood grain effect fitted laminate flooring.

Front Reception/Dining Room 8'11" x 8'11" (2.74m x 2.72m)  
UPVC double glazed window to front, fitted radiator, wood grain effect fitted laminate floor.

Lounge 14'4" x 12'5" (4.38m x 3.79m)

UPVC double glazed window to side and UPVC double glazed French doors to rear with pleasant views onto rear garden, wood grain effect fitted laminate floor, chimney breast feature opening.

Kitchen 12'3" x 8'0" (3.75m x 2.44m)

UPVC double glazed window to rear with pleasant outlook onto garden, UPVC double glazed window to front, UPVC double glazed door to side leading onto garden, decorative vinyl flooring. The kitchen comprises of a good range of base and wall units with tiled splash back, marble effect working surfaces incorporating a fitted gas hob with extractor over and oven below, space for fridge/freezer, fitted single bowl sink, plumbing for automatic washing machine and dishwasher.

## First Floor Landing

UPVC double glazed window to front, built in storage cupboard housing gas combination boiler serving central heating and hot water.

Bedroom 1 13'2" x 12'5" (4.02m x 3.79m)

UPVC double glazed windows to rear and side, fitted radiator, fitted built in wardrobes.

Bedroom 2 11'2" x 8'11" (3.42m x 2.72m)

UPVC double glazed window to front and fitted radiator.

## Bathroom

Opaque UPVC double glazed window to rear, paneled bath with overhead fitted shower which runs of the mains system, low level w.c. pedestal wash hand basin.

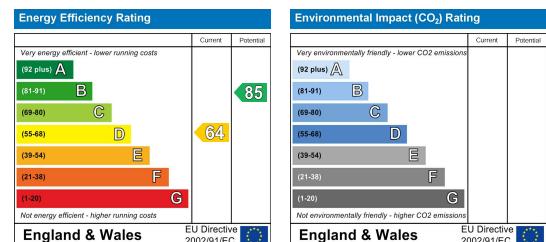
## Exterior

To the rear has a impressive large enclosed garden with hedged borders that is mainly laid to lawn with timber shed and gardens extending to side with side pedestrian access leading to front. To the front offers a tarmac area with off street parking and side access via a timber gate to side and leading to rear.

## 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.