

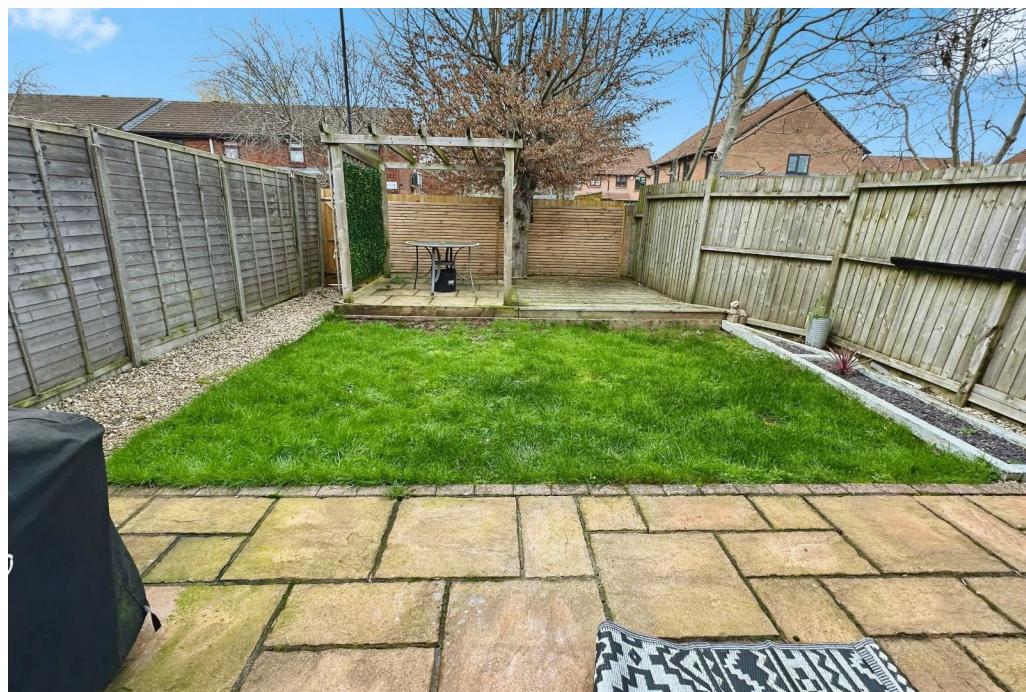


# Wytheries Drive, Bristol, BS16 1HX

£350,000



Hunters are delighted to offer for sale this beautifully modernised 3 bedroom end terrace property located on a lovely cul-de-sac within walking distance to the shops, Begbrook primary school and the Metro bus. Internally this stunning property would make a great first time buyer home with accommodation briefly comprising to the ground floor, a spacious lounge, and a modern fitted kitchen dining room with views onto the rear garden. To the first floor you will find 3 bedrooms and a re-fitted luxury appointed contemporary bathroom. Further benefits include, Upvc dg windows, a gas combination boiler, a driveway offering off street parking and a generous landscaped rear garden with timber storage shed, along with side pedestrian access. There is also easy access to get into Bristol centre and the M32. Internal viewing highly recommended.



## ENTRANCE VIA

Panelled door into..

## INNER PORCH

With glass panelled door to...

## LOUNGE 14'9" x 13'1"

UPVC double glazed windows to front, radiator, chimney breast feature with mantle above, stairs to first floor with storage beneath.

## KITCHEN/DINER 14'9" x 9'4"

UPVC double glazed windows to rear and UPVC double glazed French doors opening up onto rear garden. A superb and stylish open plan kitchen into dining room with kitchen comprising of modern panelled base and wall fitted units with tiled splashback, beech block effect wood working surfaces with island incorporating a single bowl sink, fitted gas hob with oven below and extractor over, space for fridge freezer, plumbing for automatic washing machine, dining area having space and area for table and chairs, LVT flooring.

## FIRST FLOOR LANDING

Access to loft space, loft housing gas combination boiler serving central heating and hot water, built in storage cupboard.

## BEDROOM 1 9'9" x 8'4"

UPVC double glazed window to front, radiator.

## BEDROOM 2 8'4" x 8'1" widening into recess 14'10"

Two UPVC double glazed windows to rear having pleasant outlook and views, radiator.

## BEDROOM 3 6'9" x 6'2"

UPVC double glazed window to front, radiator.

## BATHROOM

Opaque UPVC double glazed window to side, luxury appointed and contemporary fitted with curved panelled bath having overhead shower off main system, low level WC, sink into storage unit with drawer space below, tiled throughout, chrome effect heated towel rail.

## EXTERIOR

## TO THE FRONT

Section laid to chippings with pathway leading to front door, there is also a driveway offering off street parking for several vehicles.

## TO THE REAR

Has a large landscaped enclosed garden with lap wood fenced borders having paved patio adjoining property the remainder laid to lawn with further raised timber decked patio area, timber built storage shed, pedestrian access gate.

## 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: C

- Stunning 3 bedroom end terrace
- Modernised and beautifully presented
- Stylish fitted kitchen/diner
- Luxury appointed contemporary fitted first floor bathroom
- Off street parking for several vehicles
- Spacious lounge
- Good size generous enclosed rear garden and storage shed
- Idea first time buyer or young family home
- Within walking distance to metro bus
- Good access to Bristol centre and the M32

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <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.