

# HUNTERS®

HERE TO GET *you* THERE



## 55 Gorse Hill

Bristol, BS16 4HS

£290,000



Hunters are pleased to offer for sale this highly spacious 3 bedroom semi detached property offered with vacant possession. This well proportioned home would suit families or first time buyers and is located in a position having good access to the Bristol to Bath cycle track. Internally to the ground floor there are 2 separate reception rooms and kitchen. To the first floor you will find 3 bedrooms and bathroom. There is also a converted roof space with skylight window and wood grain effect laminate flooring. Further benefits include gas central heating via a combi boiler, dg widows, off street parking and a large enclosed lawn garden. Viewing recommended.



**ENTRANCE**  
UPVC double glazed door to..

**PORCH**  
Double glazed paneled door to..

**LOBBY**  
Stairs to first floor.

**RECEPTION 1/LOUNGE 17'11" x 9'3" (5.47m x 2.82m )**  
UPVC double glazed window to front and rear, radiator.

**RECEPTION 2/DINING ROOM 11'0" x 10'5" (3.36m x 3.18m )**  
UPVC double glazed window to front, radiator.

**KITCHEN 13'10" x 7'1" (4.24m x 2.16m )**  
UPVC double glazed window to rear, double glazed door leading to garden. Kitchen comprising of base and wall fitted units with roll top working surfaces with tiled splash back, fitted single bowl sink, gas point for cooker, plumbing for automatic washing machine, space for fridge freezer.

**FIRST FLOOR LANDING**  
Staircase to converted roof space.

**BEDROOM 1 11'0" x 8'10" (3.36m x 2.71m )**  
UPVC double glazed window to front, radiator.

**BEDROOM 2 9'2" x 8'10" (2.81m x 2.71m )**  
UPVC double glazed window to front, radiator.

**BEDROOM 3 8'9" x 8'1" (2.67m x 2.47m )**  
UPVC double glazed window to rear, radiator, fitted cupboards housing combination boiler serving central heating and hot water.

**BATHROOM**  
UPVC double glazed window to rear comprising of paneled bath, fitted overhead shower and mixer, pedestal wash hand basin, low level WC, chrome effect heated towel rail.

**COVERTED LOFT SPACE 15'4" x 9'0" (4.68m x 2.75m )**  
Storage into eaves, wood grain effect laminate floor, skylight window.

**EXTERIOR TO THE REAR**  
Has large enclosed garden with lapwood fences borders having paved patio adjoining property the remainder laid to lawn, side access leading to the front of the property.

**EXTERIOR TO THE FRONT**  
Offers off street parking with pathway leading to front door.

Area Map



Energy Efficiency Graph

