

# HUNTERS®

HERE TO GET *you* THERE



## 3 Long Meadow

Stapleton, Bristol, BS16 1DY

Offers In The Region Of £325,000



Hunters Estate Agents - Fishponds Office is delighted to offer this modern mid terraced 3 bedroomed home within the popular Duchess Way development with no chain. This well maintained a preserved home should suit First time buyers, Buy to let investors and professionals alike. Providing well balanced accommodation to include a Hall, open plan arranged Lounge/Dining room, and separate Kitchen on the ground floor. On the first floor there are 3 bedrooms and a modern bathroom. The property also benefits from an enclosed rear garden and nearby Garage. Stapleton offers great access to River and open walks along the Frome Valley. The property is also well placed for the University of the West of England, Bristol centre and M32/M4 Motorway junctions. Hunters Exclusive - recommended viewing.



## ENTRANCE

UPVC double glazed entrance door with matching windows alongside into...

## ENTRANCE PORCH

Radiator, Worcester wall mounted gas fired boiler for domestic hot water and central heating, door into...

## OPEN PLAN ARRANGED LOUNGE/DINING ROOM

LOUNGE 15'11" x 15'0" (4.87m x 4.58m )

Open tread staircase to first floor, radiator, fireplace surround with marble effect inlay and fitted real flame coal effect gas fire (not tested) opening into...

DINING AREA 12'7" x 8'0" (3.85m x 2.45m )

Radiator, UPVC double glazed sliding patio doors onto the rear garden, pleasant outlook onto same.

KITCHEN 9'10" x 7'6" (3.02m x 2.29m )

Fitted with a range of wall, floor and drawer storage cupboard cupboards, working surfaces with a Franke sink unit and mixer taps over, vinyl floor covering, splash back tiling, space for electric oven, fridge/freezer and washing machine, UPVC double glazed door and matching window opening onto the rear garden.

## FIRST FLOOR LANDING

Access to roof space, cupboard containing a hot water cylinder.

BEDROOM 1 10'11" x 9'1" (3.34m x 2.78m )

UPVC double glazed window with pleasant open outlook towards open green space, radiator, built in single door wardrobe.

BEDROOM 2 12'4" x 9'1" (3.77m x 2.77m )

UPVC double glazed window with open outlook, built in double wardrobe, radiator.

BEDROOM 3 9'1" x 7'2" (2.78m x 2.19m )

Maximum overall to include a built in cupboard, radiator, UPVC double glazed window with open outlook.

BATHROOM 6'2" x 6'5" (1.89m x 1.97m )

Appointed with a white suite of paneled bath, close coupled WC and wash basin with vanity cupboard alongside, radiator, vinyl floor covering, splash back tiling, UPVC double glazed and frosted window to front.

## EXTERIOR

### GARDEN

Arranged principally to the rear of the property within well established boundaries providing a range of shrubs, flowering plants and patio spaces.

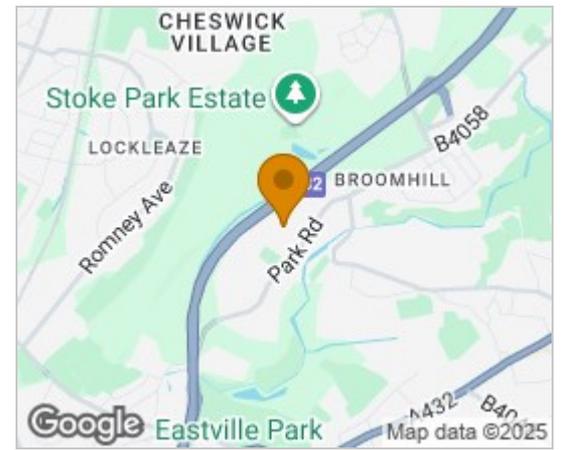
GARAGE 17'7" x 8'3" (5.36m x 2.54m )

Located within a nearby rank with up and over door.

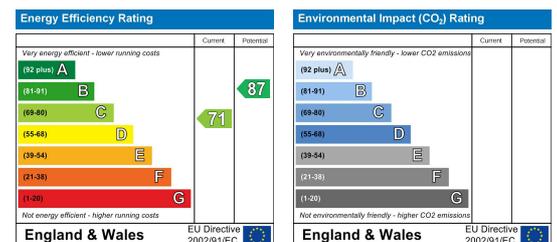
## AML (Anti money laundering)

"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"

## 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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>