

HUNTERS®

HERE TO GET *you* THERE



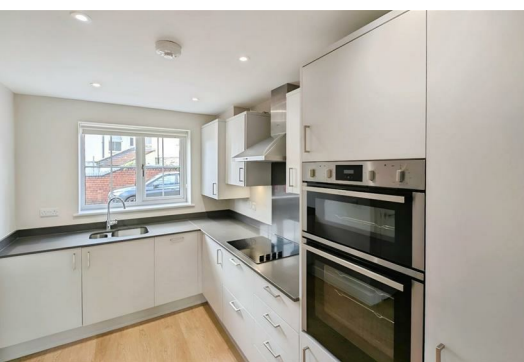
2 Chasefield Lane

Fishponds, Bristol, BS16 3AY

Offers In The Region Of £345,000



A superb 3 year old Semi detached 2 bedroom modern 'Mews style' home with useful first floor Home office/Study. Hunters Estate Agents - Fishponds office are proud to present this unique and highly attractive contemporary home with private access and moments from Fishponds' vibrant High Street. Providing eye catching and luxurious accommodation with the attraction of lovely enclosed lawned rear garden and off street parking. This stunning semi detached home offers 2 generous Bedrooms, a Study/Home office, luxury Bathroom and separate Cloakroom. The stylish kitchen features Porcelanosa tiling throughout. The ground floor space is arranged in an open style with the Kitchen opening onto the Dining area and Living space beyond. Gas heating supported by solar panels. Hunters Exclusive.



ENTRANCE
Door leading to...

LOBBY
Radiator.

CLOAK ROOM
Double glazed window to front comprising of wall mounted wash hand basin, chrome effect heated towel rail, low level WC.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM 26'4" x 14'3" overall (8.05m x 4.35m overall)

KITCHEN AREA
Double glazed window to front, kitchen comprising of modern fitted base and wall units with working surfaces incorporating a one and quarter bowl sink, fitted electric hob with separate oven and grill, integral dishwasher, integral fridge freezer, cupboard housing plumbing for washing machine, stairs to first floor.

LOUNGE AREA
Double glazed French doors to rear opening up onto garden, two fitted radiators, built in understairs storage cupboard.

FIRST FLOOR LANDING
Radiator.

BEDROOM 1 14'4" x 9'2" (4.37m x 2.81m)
Double glazed window to rear, radiator.

BEDROOM 2 12'1" x 7'10" (3.69m x 2.39m)
Double glazed window to front and side, radiator, access to loft space.

Home office/Study 8'10" x 6'0" (2.71m x 1.84m)
Skylight window to front, radiator.

BATHROOM
Modern contemporary suite comprising of paneled bath with shower and mixer tap, sink into unit with storage below, low level WC, tiled floor, heated towel rail.

EXTERIOR TO THE REAR
Enclosed garden with paved patio adjoining property the remainder laid to lawn with lapwood fence borders, garden shed, side pedestrian access that leads to the front.

EXTERIOR TO THE FRONT
Off street parking for two vehicles located to the side of the property with side access leading to the rear.

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"

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.

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Area Map



Floor Plans



Energy Efficiency Graph

