



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Beechen Drive, Bristol | £340,000  
Call us today on 0117 965 3162



### 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.

Hunters are delighted to offer for sale the spacious 3 bedroom semi detached property offered with vacant possession. This lovely home offers well decorated and modernised accommodation that would suit a wide range of buyers. Internally you will find to the ground floor, an open plan lounge/dining room, and a fitted kitchen. To the first floor there are 3 good size bedrooms and 4 piece bathroom. Further benefits include, gas central heating, double glazed windows, off street parking and a large rear garden with shed. Internal viewing recommended.

#### Entrance

Via double glazed door to lobby with stairs to first floor, vinyl flooring, storage cupboard.

#### Lounge/Dining Room

22'9" x 11'1"

Overall measurement. Dining room (3.23m x 3.38m) double glazed window to front, fitted radiator, dado railing, space and area for table and chairs. Lounge (3.38m x 3.31m) with double glazed sliding doors to rear opening onto the rear garden, fitted radiator, coal effect fitted gas fire, dado rail.

#### Kitchen

14'2" x 9'8"

Double glazed window to rear, fitted radiator, tiled floor. Modern base and wall fitted units, rolled top working surfaces, tiled splash backs, single bowl sink, space for cooker, plumbing for automatic washing machine, space for fridge freezer.

#### Vestible

Double glazed door to side, under stairs storage.

#### First Floor Landing

Double glazed window to side, access to loft space.

#### Bedroom 1

13'8" x 11'10"

Double glazed window to rear, fitted radiator, built in storage cupboards with hanging and wardrobe space.

#### Bedroom 2

10'7" x 10'4"

Double glazed window to front, fitted radiator.

#### Bedroom 3

10'11" x 7'2"

Double glazed window to rear, fitted radiator.

#### Bathroom

Opaque double glazed window to front, four piece suite comprising, corner bath with shower mixer, corner shower cubicle with electric shower, pedestal wash hand basin, fitted storage cupboards, low level w.c. tiled throughout, fitted radiator.

#### Exterior

To the rear has a large enclosed garden with lap wood fenced borders with large paved patio adjoining the property with side pedestrian access lane leading to front. The remainder of the garden is laid to lawn, storage shed (3.84 x 2.76) with power. To the front has a lawned section, pathway leading to front door, concrete area offering off street parking.

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.

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