

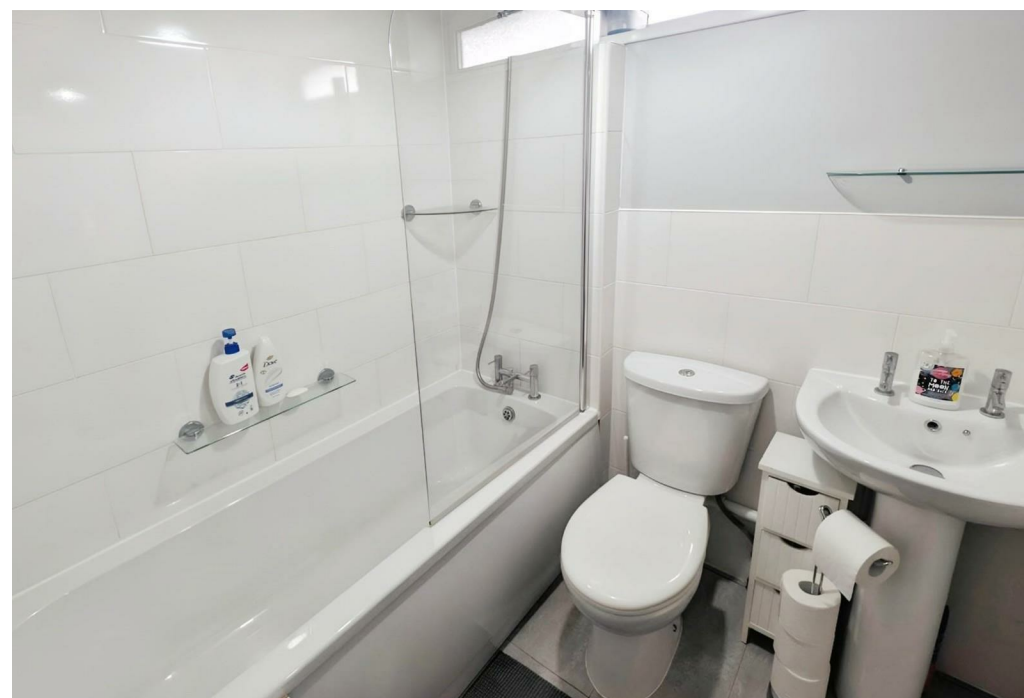
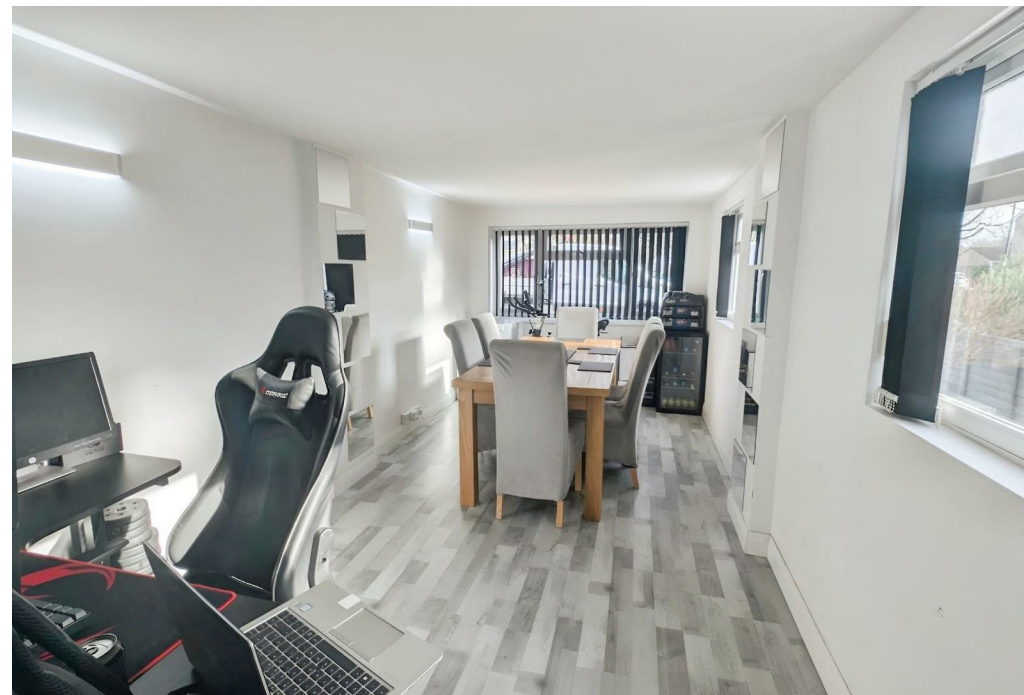


Princess Gardens, Bristol, BS16 1EY

£367,450



Hunters Estate Agents - Fishponds Office are delighted to offer this superior 3 bedroomed end of terrace family home within the popular Duchess Way development. This immaculate home also suited to professionals offers stylish, open and well presented accommodation throughout with the added benefit of a ground floor conversion to provide an additional reception room or 4th bedroom. This tastefully presented home with a contemporary finish offers great comfort and adaptable space to accommodate a range of uses. This attractive and individual home features 2 generous receptions alongside an open plan Kitchen complete with Range cooker. Downstairs Cloakroom. On the first floor there are 3 bedrooms and a luxury Bathroom. Externally this home benefits from an enclosed rear garden and off street parking. Hunters Exclusive - recommended viewing.



Entrance
Georgian style side entrance door into ...

Hall
Tiled floor.

Cloak Room 4'9" x 2'9"
A white suite of low level w.c. and pedestal wash basin, heated towel rail, tiled floor.

Dining Room 17'3" x 8'5"
Feature laminate wood grain effect floor, triple aspect UPVC double glazed windows, two wall light points, air conditioning unit. UPVC double glazed internal door into ...

Kitchen 15'8" x 11'11"
Stylish room having a comprehensive range of high gloss effect finish wall, floor and drawer storage units with brushed steel effect handles to incorporate a feature Flavel gas fired range cooker, overhead extractor fan and integrated slim line dishwasher, space for washing machine for upright fridge/freezer, inset granite resin compound single drainer sink unit with mixer taps over, fitted wood grain effect working surfaces, splash back tiling, feature laminate wood grain effect floor, two pull out drawers, UPVC double glazed window to front with an open outlook onto the front garden, staircase to first floor with useful recess beneath.

Living Room 15'11" x 12'2"
Feature laminate wood grain effect floor, feature contemporary fireplace surround with an inset electric pebble fire, radiator, UPVC double glazed window and sliding patio doors onto onto the rear garden, pleasant outlook onto same.

First Floor Landing
Access to an insulated roof space via an aluminum pull down ladder, built in cupboard with a combination gas fired boiler for domestic hot water and central heating.

Bedroom 1 11'11" x 9'6"
Dimension maximum overall to exclude a built in double mirror fronted wardrobe, UPVC double glazed window to rear with a pleasant outlook over the rear garden, radiator.

Bedroom 2 10'8" x 9'6"
Dimension to exclude a bult in mirror fronted wardrobe, UPVC double glazed window to front with an open outlook onto green space, radiator.

Bedroom 3 8'7" x 6'2"
UPVC double glazed window to rear with an outlook towards Stapleton Church, radaitor.


Bathroom 6'1" x 5'10"
Luxury appointed with a white suite of paneled bath, low level w.c. and wash basin, fitted mixer shower attachment over bath, splash back tiling, eye level UPVC double glazed and frosted window to front, heated towel rail, vinyl tiled floor.


Exterior
To the front of the property there is a hardstanding suitable for the parking of vehicles. The garden is arranged principally to the rear of the property which is landscaped consisting of a timber decked seating area with raised brick edged flower beds along side onto a section of Astro turf laid lawn with a position suitable for a garden shed. Side pedestrian gate opening onto Duchess Way.

Tenure: Freehold
Council Tax Band: C



- Immaculate 3-Bedroomed home ideal for professionals and families alike
- Ground floor conversion developed to form additional Reception/4th Bedroom or Study
- Stylish open plan arranged Kitchen with Range cooker
- Spacious Living room with lovely outlook onto landscaped rear garden
- Luxury Bathroom and ground floor Cloakroom
- Off street parking
- Popular Duchess Way development
- Close to open parkland and nearby River walks
- Good links to the City centre/Motorway connections
- Hunters Exclusive - recommended viewing

| Energy Efficiency Rating | | |
|---|---------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | <div>72</div> | <div>85</div> |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ 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.