

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 62 Beechen Drive

Fishponds, Bristol, BS16 4BY

£250,000



Hunters are pleased to offer for sale this spacious 2 double bedroom semi detached property. This property has the benefit of being offered with no onward chain. Ideally suited to DIY enthusiasts or first time buyers, internally the property requires modernising throughout. To the ground ground floor there is a lounge through to the dining room and kitchen. To the first floor there are 2 double bedrooms and bathroom. Further benefits include, a large rear garden with side pedestrian access and a front garden with off street parking. Viewing recommended.





Entrance  
Via UPVC double glazed door, paneled door to ....

Lobby  
Stairs to first floor, wall mounted electric heater.

Lounge 14'4" x 12'5" (4.38m x 3.79m)  
Double glazed window to rear and side, opening into ...

Dining Room 9'1" x 8'11" (2.77m x 2.74m)  
Double glazed window to front.

Kitchen 13'1" x 7'10" (3.99m x 2.40m)  
Double glazed window to rear, double glazed door leading to side leading to garden. The kitchen comprising base and wall fitted units with rolled top working surfaces, tiled splash backs incorporating a one and a quarter bowl sink, space for fridge.

First Floor Landing  
Double glazed window to front, built in cupboard.

Bedroom 1 14'4" x 13'2" (4.38m x 4.02m)  
Double glazed window to rear, access to loft space, wall mounted electric heater, cupboard housing hot water cylindar.

Bedroom 2 11'2" x 9'0" (3.41m x 2.76m)  
Double glazed window to front.

Bathroom  
Opaque double glazed window to rear, olive colour suite with paneled bath with shower mixer tap, low level w.c. pedestal wash hand basin.

Exterior  
To the rear has a large enclosed garden with hedged borders and various sections with area laid to chippings and the remainder laid to grass with various mature planting with side access via pedestrian pathway via gate leading to front.

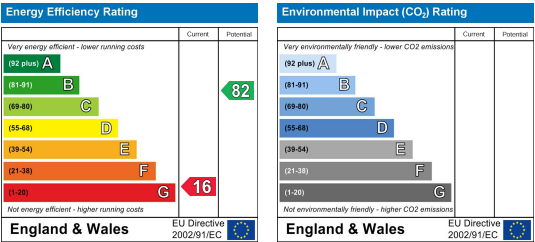
Area Map



Floor Plans



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.