



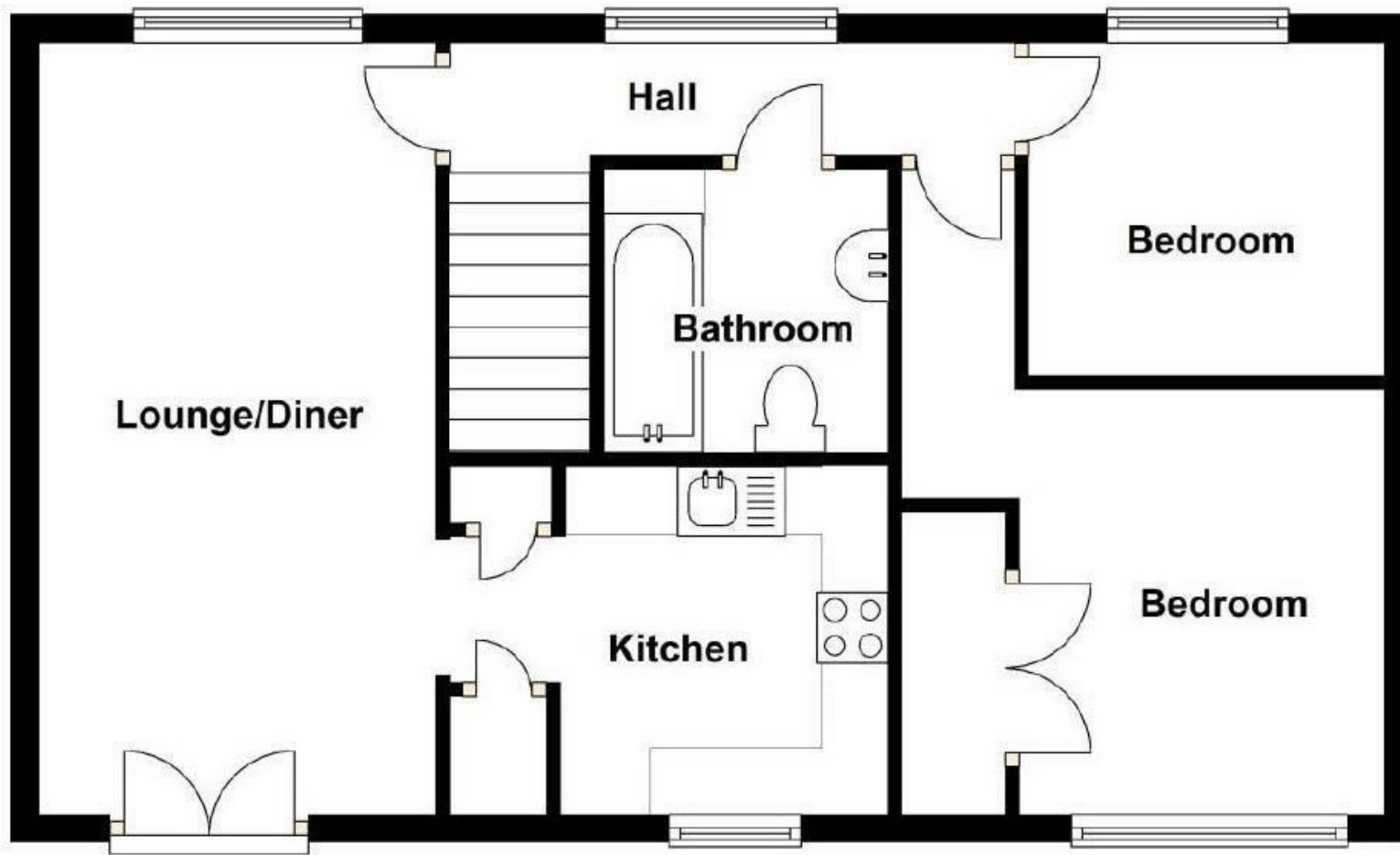
2 Marthas Orchard, Bristol, Gloucestershire, BS13 8BS

# 2 Marthas Orchard, Bristol, Gloucestershire, BS13 8BS

£260,000

An immaculately presented two bedroom coach house situated in a quiet cul-de-sac the popular Uplands area, offered for sale with NO ONWARD CHAIN. The property is situated in Uplands, which is located close to local schools, amenities including the popular Imperial Retail Park and also provides easy access into Bristol City Centre, making it a fantastic location for commuters. The accommodation comprises in brief of an open plan living/dining, kitchen, two bedrooms and bathroom. Further benefits include off street parking for one car, garage, private courtyard rear garden and no onward chain. Call today to view!

Hunters Bishopsworth Lettings 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441  
[bishopsworth@hunters.com](mailto:bishopsworth@hunters.com) | [www.hunters.com](http://www.hunters.com)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

## Entrance

Access through front door. Stairs leading up to hallway.

## Hallway

Stairs leading from the entrance level up to the hallway. Double glazed window to the rear. Access to both bedrooms, bathroom and living/dining room.

## Living/Dining Room

Leading from the hallway into the living/dining room. Double glazed window to the rear. Double glazed patio doors to front leading on to juliet balcony. Open archway leading to kitchen.

## Kitchen

Leading from the living/dining room into the kitchen. Double glazed window to the front. The kitchen consists of a stainless steel sink and built in cooker with electric hob and extractor hood above. Matching wall and base units. Space for washing machine. Two storage cupboards.

## Bedroom One

Leading from the hallway into bedroom one. Double glazed window to the front. Built in wardrobes.

## Bedroom Two

Leading from the landing into bedroom two. Double glazed window to the rear.

## Bathroom

Leading from the hallway into the bathroom. The bathroom consists of a W/C, wash basin and bath with shower above.

## Rear Garden

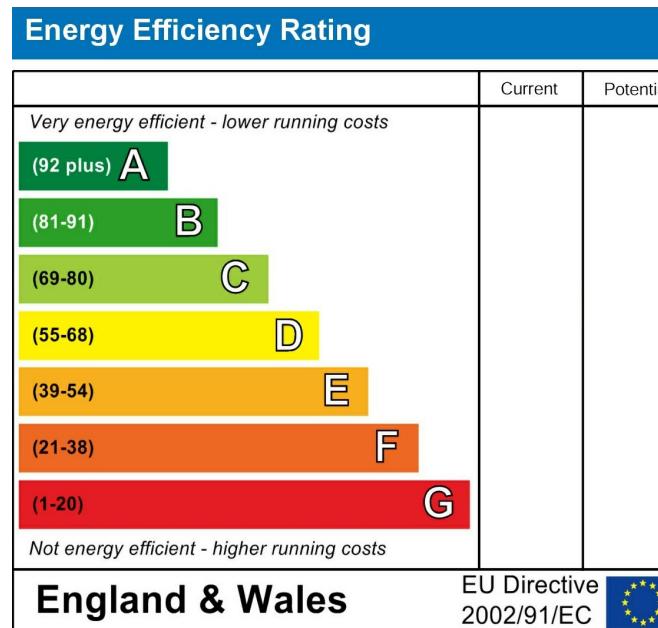
There is a private courtyard garden to the rear of the property. Decorative stone chippings. Enclosed by fences.

## Garage

Access to the garage via up and over door.

## Parking

There is one allocated parking space to the front of the property



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. 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.

