



Swiss Drive, Bristol

An exceptional four bedroom home in this popular family spot

£510,000

HUNTERS[®]
EXCLUSIVE

Swiss Drive, Bristol

Hunters are pleased to present for sale this substantial four bedroom home on Swiss Drive, Ashton Vale. Offering over 1500sq ft of internal accommodation over three floors the property is sure to prove perfect for any family looking for a spacious home thats ready to move in to.

The ground floor affords a front reception room, and substantial kitchen/ living space to the rear. Extended by the current owners theres a modern kitchen, dining area and lovely family room with bi folding doors opening to the garden. The first floor offers three bedrooms, two of which will comfortably fit double beds and a three piece family bathroom. The loft has had a dormer conversion offering a substantial master bedroom and separate WC.

The rear garden faces West and offers a patio area with the remainder being laid with lawn, to finish there is a double garage, with the up and over door being accessible via a private, secure lane. Properties in this location offering what this property does are rare, so please contact Hunters to arrange an internal viewing. Please note our vendor has also found a property to purchase.

Ashton Vale sits just on the outskirts of Ashton, an area predominantly popular with families due to its proximity to local primary and secondary schools. There is a convenience store & bus stop just around the corner on Ashton Drive, the popular & vibrant North Street sits just under a miles walk away, as does the pretty Greville Smyth Park.

TENURE
Freehold

COUNCIL TAX BAND
B

EPC BAND - TBC

living room
14'9" x 12'1"

kitchen/ breakfast area
19'4" x 11'9"

family room
19'4" x 9'10"

bedroom one (loft)
19'4" x 11'11"

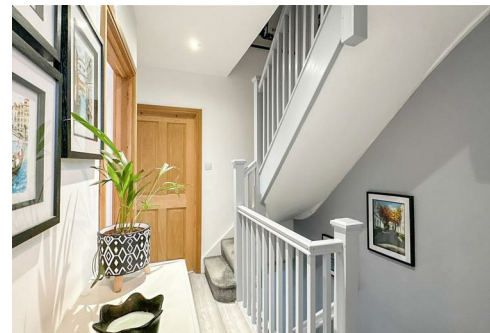
bedroom two
14'9" x 12'2"

bedroom three
12'1" x 11'10"

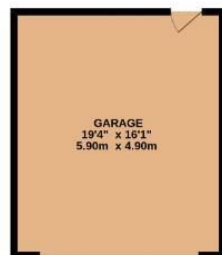
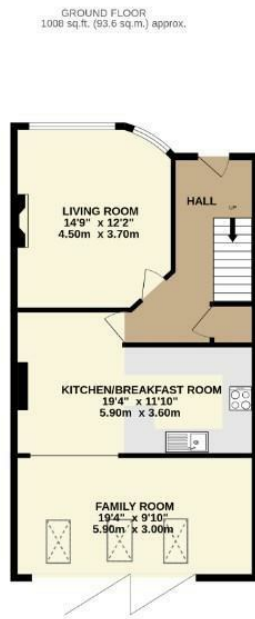
bedroom four
9'2" x 7'4"

bathroom
6'5" x 6'4"

garage
19'4" x 16'0"







TOTAL FLOOR AREA: 1815 sq.ft. (168.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
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.