



**HUNTERS**<sup>®</sup>  
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7 Coombe Brook Close, Bristol, BS15 1PD

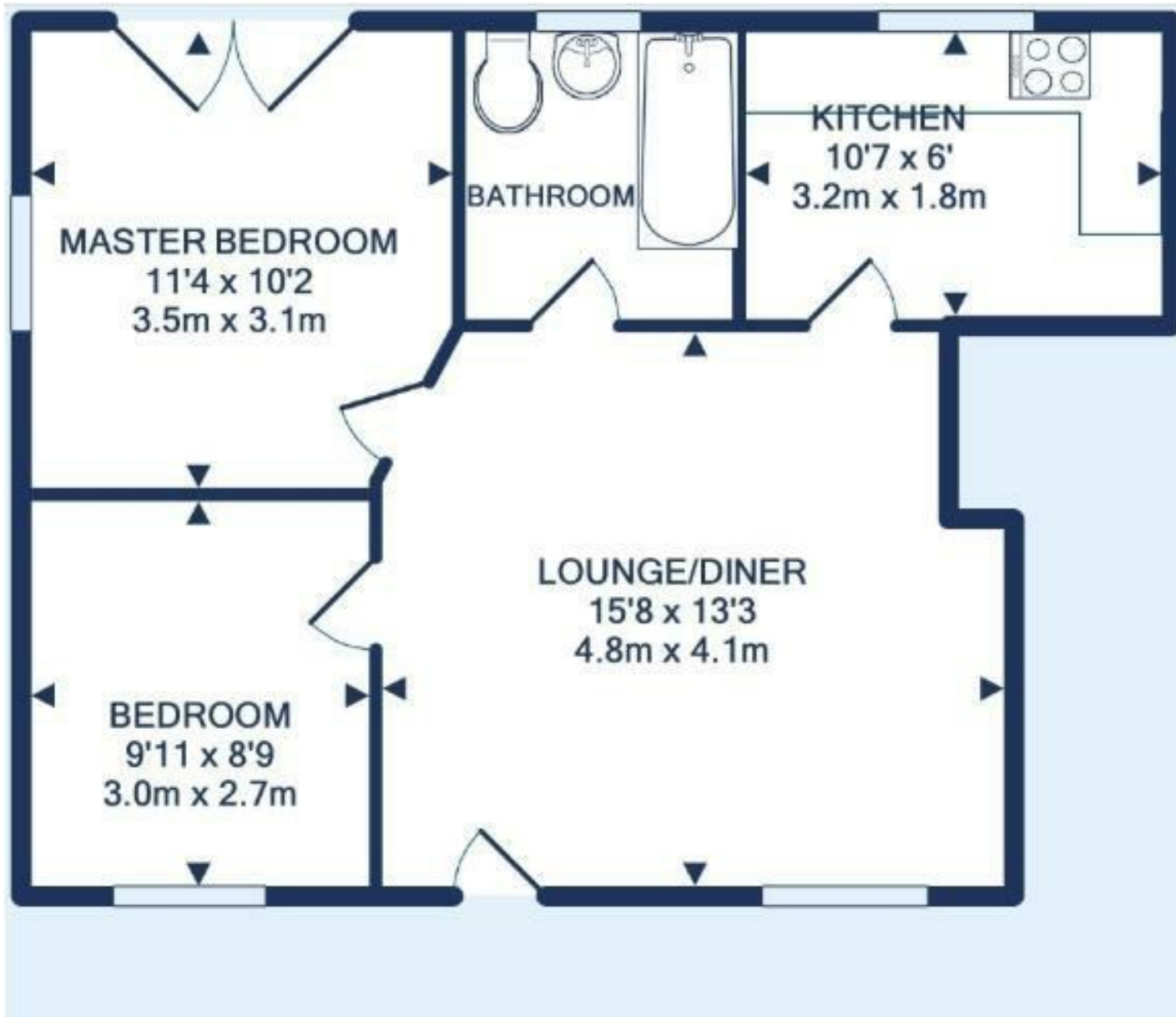
## 7 Coombe Brook Close, Bristol, BS15 1PD

£250,000

**\*\*Large Self Contained Flat with Huge Garden!\*\*** Allocated Parking Space & Reasonable Service Charges make this home a great investment much like a small house without the price tag! The location on the edge of St George & Kingswood is ideal for transport links and walks to the shops. Tucked away in the private corner of a quiet tidy development meaning you're not sharing any communal areas, with your own front door and gate to the garden. Internally starting with the impressive versatile lounge diner with ample space for sitting and dining furniture leading to a separate clean and tidy kitchen and bathroom, and two double bedrooms. The master bedroom has French doors to the garden for sunny coffee mornings. The garden is so impressive and private and still has potential for plant growing and storage along with barbeque entertaining space. Please make contact to have a look inside, this apartment makes a great first home, a last move for downsizers or even buy to let investors.

- Lovely Quiet Position
- Tucked in the Corner of a Modern Development
- Self Contained - no Shared Areas
- 48 Square Meters. EPC C
- Reasonable Service Charges
- Parking Space
- Huge Garden with Side Access
- Large Versatile Living Space
- Two Double Bedrooms
- Ideal Downsize or First Purchase!

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	

### Front Door

Tucked in at the last property in the corner opening into

### Lounge Diner

15'8" x 13'5"

Double glazed window to front, electric radiators, space for lounge and dining furniture, doors to

### Kitchen

10'5" x 5'10"

Wall and base units with work surface and upstands over, circular sink with mixer tap over, fitted oven and hob with extractor fan over, stainless steel splash back, space for washing machine and stand alone fridge freezer, cupboard housing water tank, double glazed window to rear

### Bathroom

Recently upgraded with quality wall and floor tiles.

Three piece white suite comprising wc, wash hand basin with floating vanity unit beneath, bath with double head shower over, towel radiator, obscure glazed window to rear

### Bedroom One

11'5" x 10'2"

Double bedroom. Double glazed window to side, French doors to rear garden, electric radiator

### Bedroom Two

9'10" x 8'6"

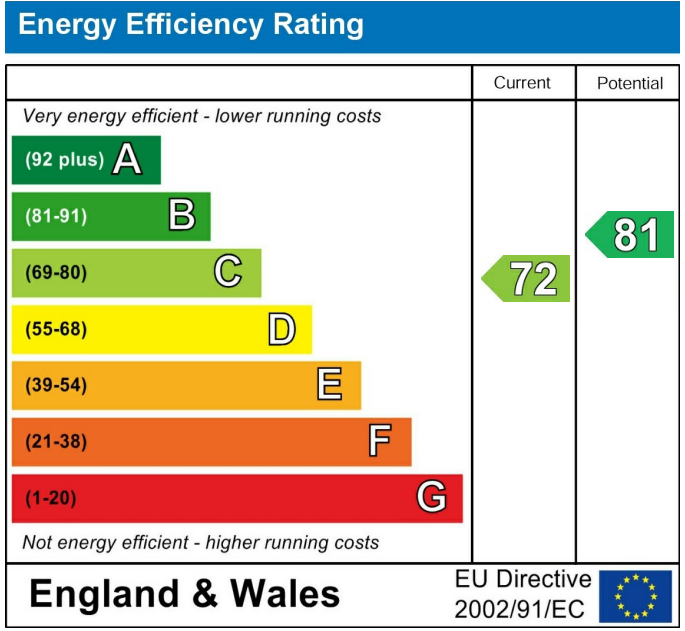
Double bedroom, currently used as a home office/guest room. Double glazed window to front, electric radiator

### Garden

Mainly laid with patio and shingle stone, washing line, high walls for privacy, plenty of space for planting, bike storage etc. Side path to gate leading to the front.

### Parking

Allocated space for the flat and visitor spaces



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.









