

# HUNTERS®

HERE TO GET *you* THERE



## Embassy Road

Whitehall, Bristol, BS5 7DZ

Offers In The Region Of £350,000



- Corner Plot with Parking
- South Facing Garden
- Part New Double Glazing
- Brand New Shower Room
- Bosch Appliances

- Wood Flooring
- St Georges Park Within Walking Distance
- Upgraded Boiler & Electrics
- Kitchen Almost Finished
- CHAIN FREE!

Tel: 0117 9522 939

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## Offers In The Region Of



**\*\*IDEAL LOCATION & POSITION!!\*\*** Boasting generous off street parking and lots of potential. Elevated on the edge of the ever popular Gordon Avenue in the middle of Whitehall. Chain Free and ready to move into - just requiring some kitchen and hallway finishing touches. This home has charm and character with the bay windows, picture rails and wood flooring. The added bonus of recently upgraded shower room, boiler, electrics and carpets! Please call to arrange to visit and see the potential to put your own stamp on this one and make it even better!

### Entrance Hall

Accessed via a UPVC door to the entrance hall. The property has a generous front garden which is raised above the street level. The utility meters are located to the side of the door inside the property. The floors are carpeted, there are electric lights and sockets and a wall mounted radiator.

### Living Room

12'4" x 12'3" (3.76m x 3.73m)

Accessed via wood panelled door, bay windows, chimney breast adorned feature fireplace, the room is carpeted with electric lights and sockets and a wall mounted radiator.

### Dining Room

11' x 11' (3.35m x 3.35m)

Accessed via wood panelled door, this well-appointed room provides access to the garden via UPVC glass panelled double doors. There is also an archway from the dining room to the kitchen. The floorboards are exposed and are painted. There is a fireplace located to the chimney breast. Electric lights and sockets and a wall mounted radiator.

### Kitchen

9'3" x 6'9" (2.82m x 2.06m)

Accessed via an opening in the wall from the dining room, the Kitchen is located to the rear of the property. Consisting of an integrated oven and cooker top with overhead extractor fan, stainless steel sink with draining board and mixer tap over.

There is a window and wood and glass paneled door to rear aspect and accessing the rear garden. The floorboards are exposed. There are electric lights and sockets.

### Bedroom 1

12'8" x 10'9" (3.86m x 3.28m)

Accessed via a wood panelled door, this master bedroom looks out to the front aspect of the property with UPVC double glazed windows. The floorboards are exposed and painted. There are electric lights and sockets and a wall mounted radiator.

### Bedroom 2

11' x 10' (3.35m x 3.05m)

Accessed via a wood panelled door, the room has UPVC double glazed windows looking to the rear garden. The floorboards are exposed with electric lights and sockets, there is also a wall mounted radiator.

### Bedroom 3

9'5" x 6'9" max (2.87m x 2.06m max)

The third bedroom is accessed via a wood panelled door, there are electric lights and sockets and a wall mounted radiator. There is a UPVC double glazed window looking out to the front aspect of the property.

### Shower room

7' x 5' (2.13m x 1.52m)

This "Water Closet" is accessed via a wood panelled door and has wood effect laminate flooring. Comprising of a walk in shower cubicle, a closed coupled, low level W.C., a counter top ceramic wash hand basin vanity unit with cupboard beneath. A double glazed frosted opaque window to the rear aspect of the property.

### Garden

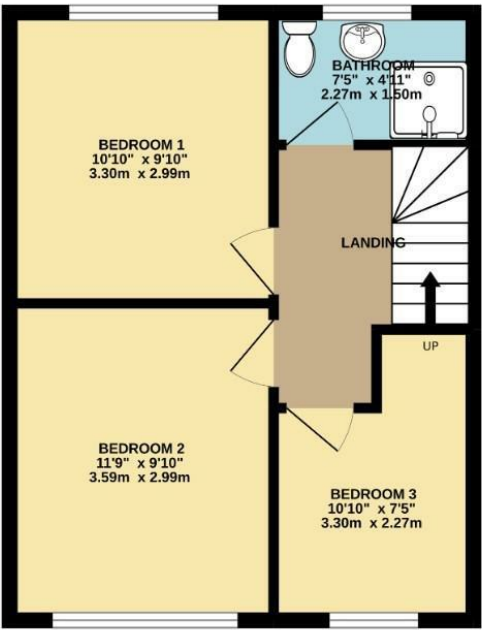
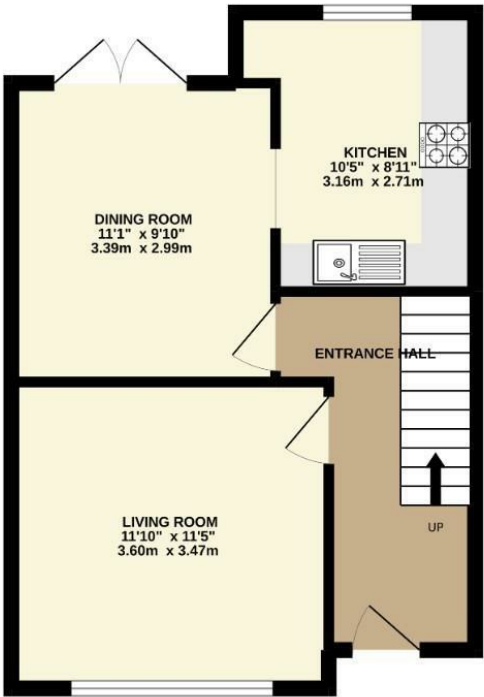
Patio, raised lawn area, leading to side patio area enclosed by high wall, gate leading to front raised lawn bed with steps to front door, access to

### Parking

Paved driveway beside house providing at least two off street parking spaces (potential for more parking or property extension stpp)



Floorplan

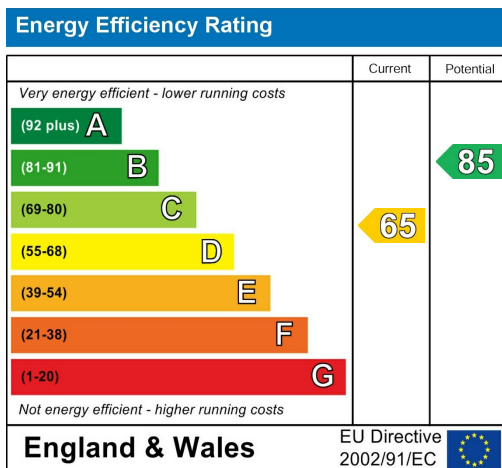








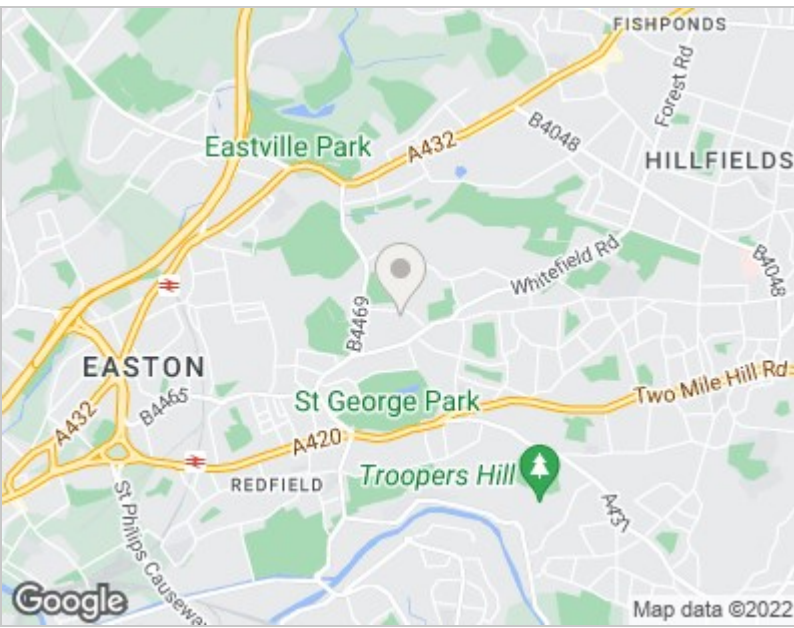
## Energy Efficiency Graph



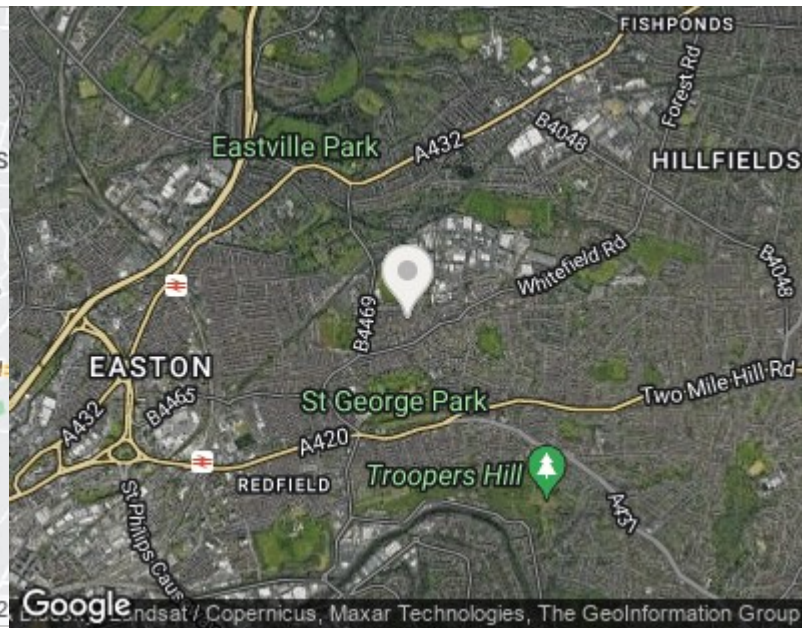
## Viewing

Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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