

HUNTERS®

HERE TO GET *you* THERE



Winchester Road

Bristol, BS4 3NQ

£260,000



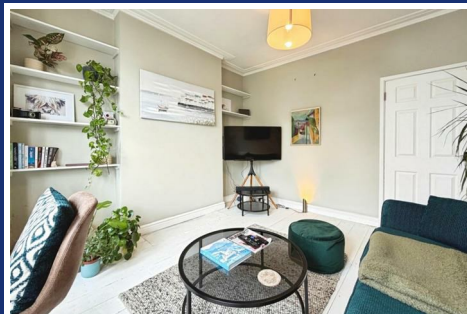
Council Tax: A



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Entrance Hall

UPVC door to side elevation, Doors to rooms, Laminate flooring, Radiator.

Kitchen

Double glazed window to side elevation, Wall and base units with worksurfaces above, Sink drainer, Integrated oven with gas hob and extractor fan above, Wall mounted combi boiler, Space for upright fridge freezer, Plumbing for washing machine, Breakfast bar, Door to Hallway, Laminate flooring, Radiator.

Hallway

Under stairs storage cupboards, Doors to rooms, Original exposed wood floorboards.

Living Room

Double glazed bay windows to front elevation, Chimney breast, Alcove shelving, Original exposed wood floorboards, Radiator.

Bedroom

Double glazed door to rear elevation, Carpet, Radiator.

Bathroom

Double glazed window to rear elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Tiled flooring, Heated towel rail.

Garden

Large garden to rear, Enclosed via fencing, Patio area, Laid to chipping stones, Outdoor tap, Gated access.

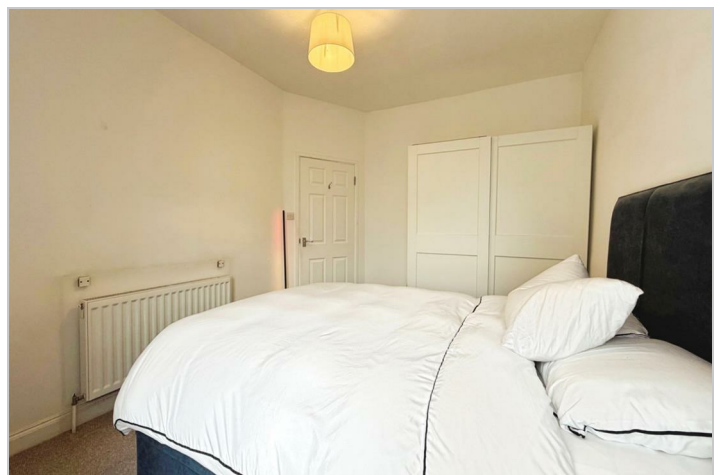
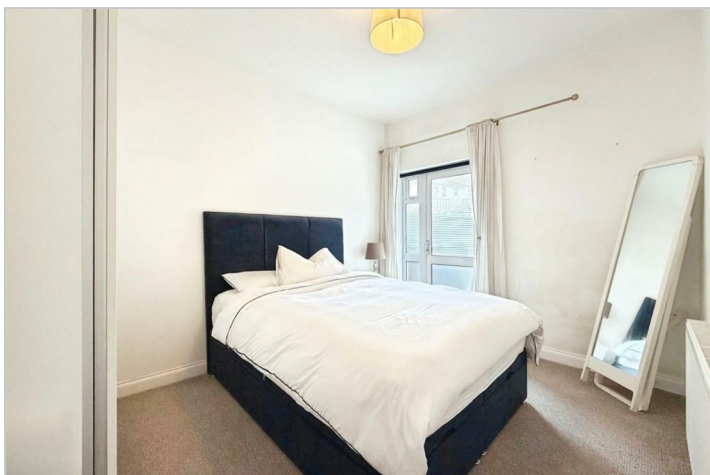
TENURE

Share of Freehold

955 years left on the lease

Ground rent £15 PA at time of listing

Building insurance - £198 PA at time of listing



Road Map



Hybrid Map



Terrain Map



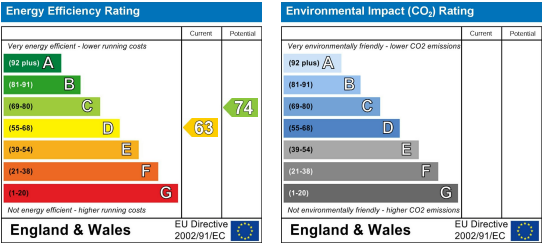
Floor Plan



Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

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.