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HUNTERS[®]
HERE TO GET *you* THERE

Middle Flat, 170 Wells Road, Bristol, BS4 2AG

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£175,000

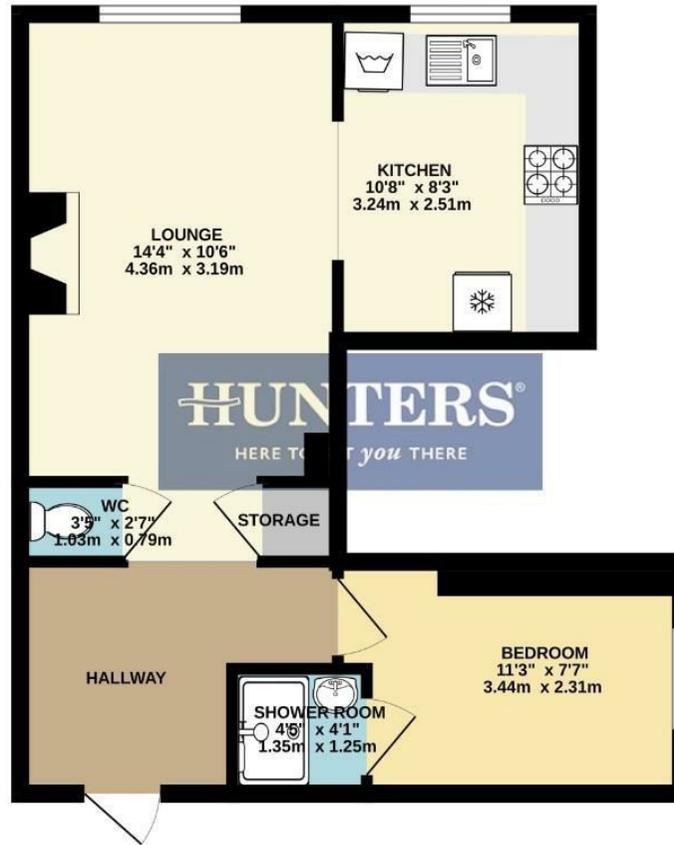
Hunters BS4 bring to the open market this one bedroom flat on The Wells Road in Totterdown. Coinvented located and close to local amenities and a short walk to Bristol Temple Meads this property is perfect for first time buyers or investors alike. With its close proximity to Bristol's city centre and surrounded by green spaces you will never be short of a thing to do.

The property its self comprises of an entrance hall, lounge, kitchen, bedroom shower room and separate toilet. Further benefits include gas central heating and double glazing.

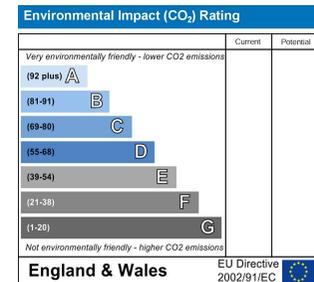
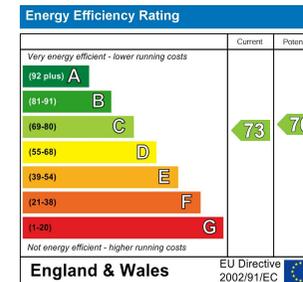
To appreciate all that this property has to offer please call Hunters today to arrange your internal viewing on 0117 9723948

Leasehold Details: All 5 leaseholders to pay an equal share of building insurance per year. Last annual payment made was £1749. No ground rent, No service charge.

GROUND FLOOR



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.
Made with Metropix 50025



Entrance Hall

Entrance door to front elevation, Steps up to hallway, Opening through to lounge, Door to W/C, Door to Storage cupboard, Door to bedroom, Carpet.

Lounge

Double glazed window to rear elevation, Chimney breast with fire surround, Opening through to kitchen, Radiator, Carpet.

Kitchen

Double glazed window to rear elevation, Range of wall and base units with workspaces above, Sink drainer, Plumbing for washing machine, Fitted cooker, Space for fridge freezer, Vinyl floor.

Bedroom

Double glazed window to side elevation, Door to shower room, Radiator, Carpet.

Shower Room

Shower cubicle, Wash hand basin, Vinyl floor.

W.C

Low level W/C, Radiator, Vinyl floor.

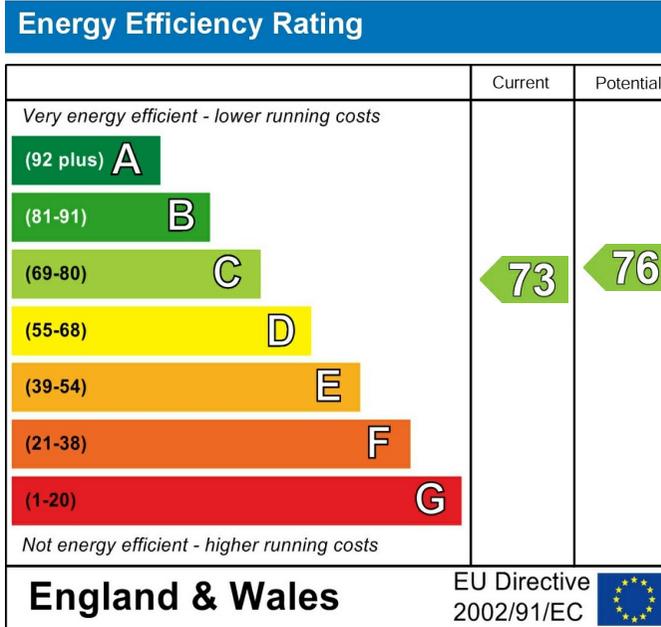
Storage cupboard

Cupboard housing electrics, Shelving.

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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.

