

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



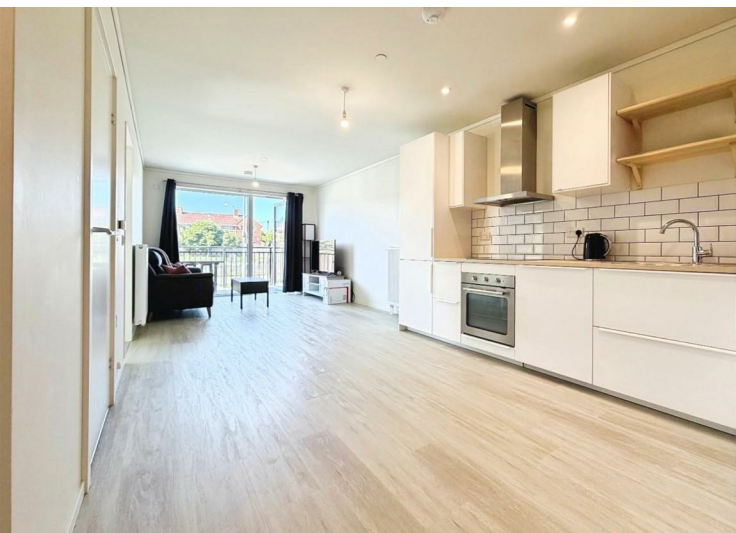
## 6 Hazel Road

Bristol, BS4 1GA

£197,000



Council Tax: A



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## Communal Entrance

Secure entrance via key fob and intercom system, Stairs and lift to all floors.

## Open Plan Kitchen/Diner

Composite entrance door, Large storage cupboard, Modern kitchen with integrated appliances, Doors to rooms, Storage cupboard housing electrics and plumbing for washing machine.

## Lounge Area

Triple glazed window and door leading to a balcony, Radiator, Laminate flooring.

## Bedroom

Triple glazed windows to side and rear elevation, Radiator, Laminate flooring.

## Bathroom

Three piece suite with mixer shower over the bath, Vanity hand wash basin and W/C, Heated towel rail, Tiled flooring.

## Balcony

Situated to rear elevation.

## Off Street Parking

One allocated parking space.

## Leasehold

995 years left on the lease

Ground Rent - £0

Service charge - £1880.84PA at the time of listing

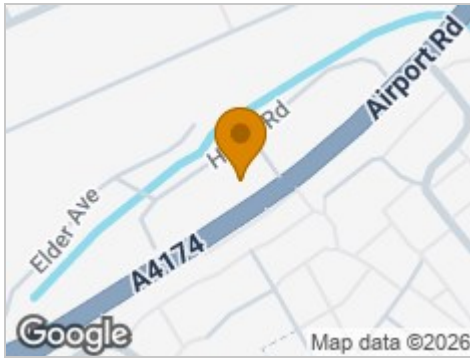
## Outside

The BoKlok development on Airport Road is situated in a vibrant and diverse area in the southeast of Bristol. This location blends suburban charm with

urban convenience, offering a mix of residential streets, local shops, and green spaces. The area provides excellent transport links, with easy access to Bristol city centre, just three miles away, and major routes like the A4 and A37. Local amenities, schools, supermarkets, and healthcare facilities make it a practical and appealing choice for first time buyers and investors alike.



## Road Map



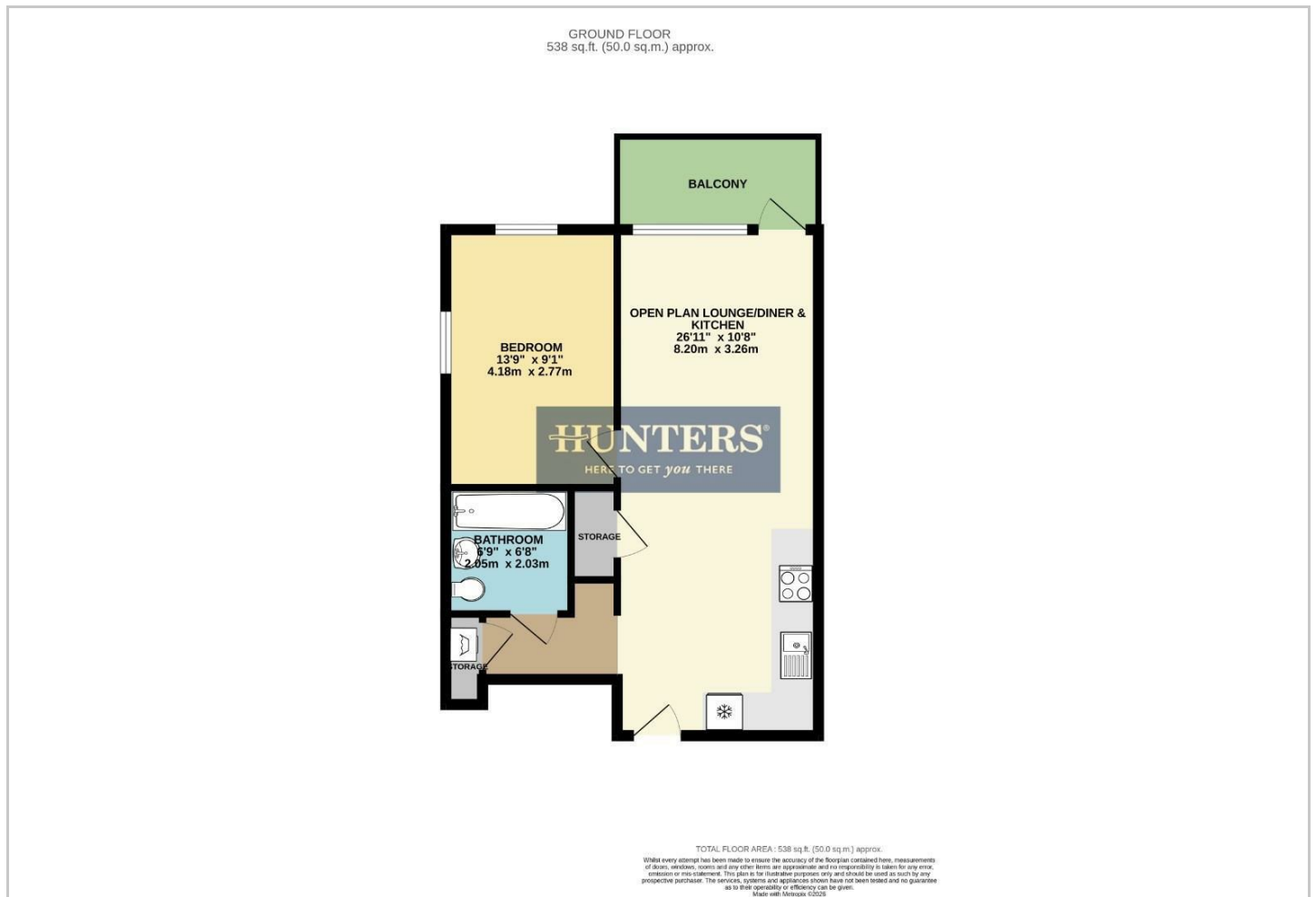
## Hybrid Map



## Terrain Map



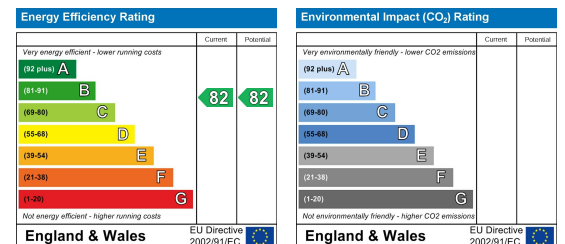
## Floor Plan



## 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.