



HUNTERS[®]
HERE TO GET *you* THERE

13 Matchells Close, St. Annes Park, Bristol, BS4 4AD

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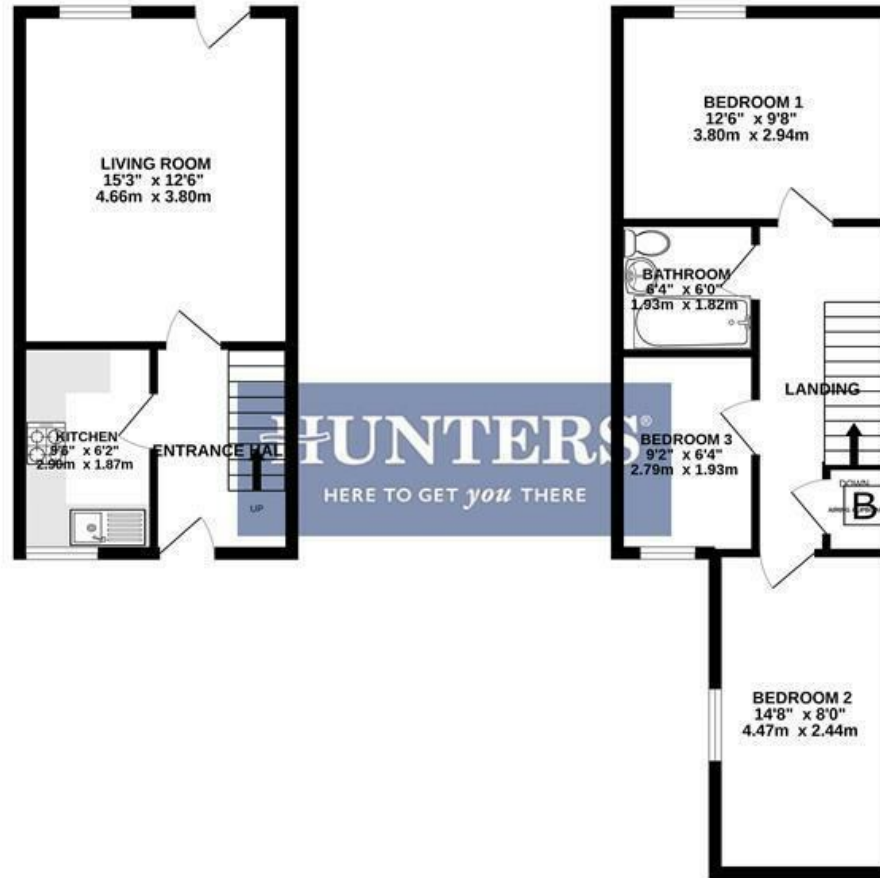
Guide Price £260,000

Hunters BS4 are excited to offer to the sales market this three bedroom, end of terrace home on the ever popular Matchells Close, St Annes.

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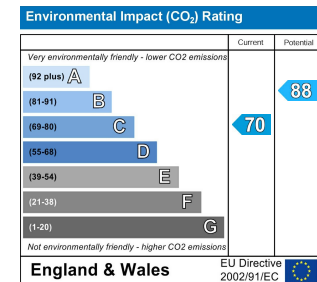
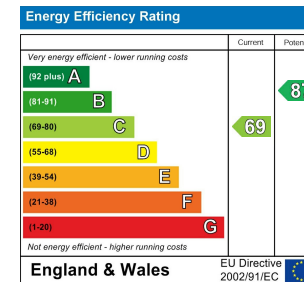
GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 sq.m.) approx.

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 Meppex 6/2022



GROUND FLOOR

ENTRANCE HALL

PVCu door to entrance, stairs rising to first floor accommodation, under stairs cupboard, access to all ground floor accommodation, laminate flooring

KITCHEN

Laminate flooring, window to front aspect, range of matching wall and base units with roll worktops over, integrated sink with drainer, electric hob with extractor over, integrated oven, space for upright fridge/freezer

LIVING ROOM

PVCu glazed door to rear garden, laminate flooring, radiator, TV point, window to rear aspect

FIRST FLOOR

LANDING

Stairs rising from ground floor, carpet, window to side aspect, airing cupboard housing boiler

BEDROOM ONE

Carpet flooring, window to rear aspect, radiator

BEDROOM TWO

Carpet flooring, window to side aspect, radiator

BEDROOM THREE

Window to front aspect, carpet, radiator

BATHROOM

Laminate flooring, bath with shower over, toilet, vanity sink

GARDEN

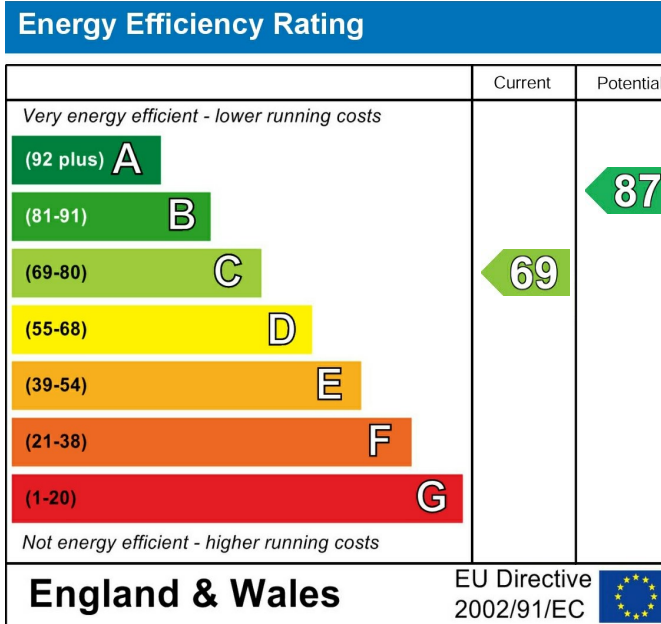
Laid to artificial lawn, patio area and loose stone, enclosed via fencing, stunning views

TENURE

Leasehold

£50 per year ground rent

£42 Per year maintenance charges



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.

