



HUNTERS[®]
HERE TO GET *you* THERE

GFF, 28 Winchester Road, Bristol, BS4 3NQ

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Asking Price £235,000

****NO ONWARD CHAIN ****Hunters Estate Agents are thrilled to offer to the sales market this immaculately presented, one bedroom, ground floor flat on the ever popular Winchester Road. Surrounded by local amenities, sitting in the heart of Sandy Park, just off Bath Road allowing easy access into town and Bristol Temple Meads. Internally this property is immaculate and is a true credit to it's current owners, comprising of an entrance hall, kitchen, living room, bathroom and large double bedroom. Viewings highly recommended!

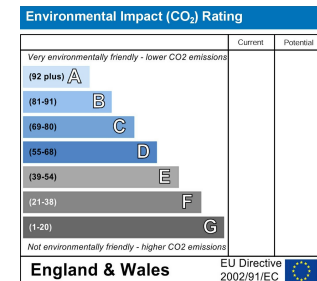
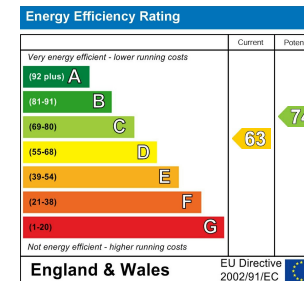
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GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.9 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.
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ENTRANCE HALL

PVCu door to side access, laminate flooring, radiator

KITCHEN

Laminate flooring, radiator, window to side aspect, matching wall and base units with worktops over, integrated sink with drainer, gas hob and integrated oven with extractor over, boiler, tiled splashbacks, space for low level fridge, plumbing for washing machine

HALL

Under stairs storage, original exposed wood flooring

LIVING ROOM

Bay fronted windows, chimney breast, alcove shelving, exposed original treated wood flooring, radiator, TV point

BEDROOM

Carpet flooring, window and door to rear aspect, radiator

BATHROOM

Tiled flooring, towel radiator, window to rear aspect, bath with shower over, low level toilet, wash hand basin

GARDEN

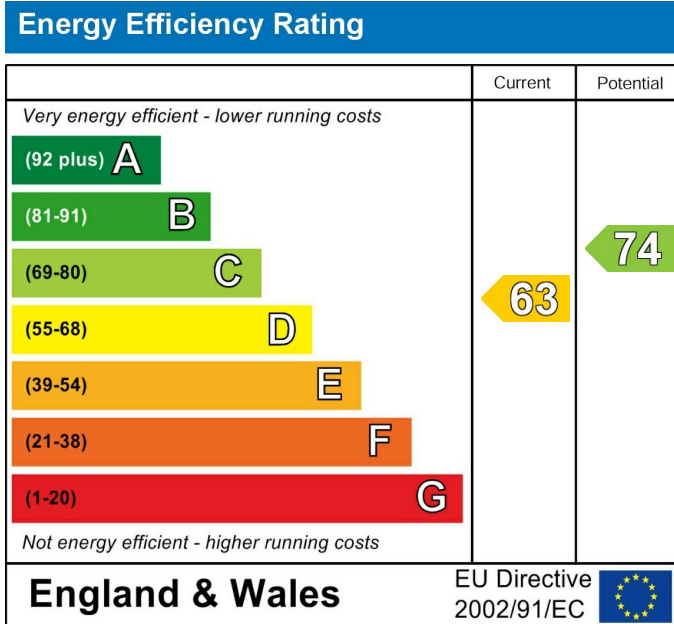
Large garden to rear, enclosed via fencing, concrete, shingle and patio areas

TENURE**LEASEHOLD**

960 Years left on the lease

Ground rent £3 per annum

No Maintenance charges as both flats in the conversion take out their own buildings insurance on a criss cross lease



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.







