



HUNTERS
FOR SALE

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68 Queensdown Gardens, Bristol, BS4 3JF

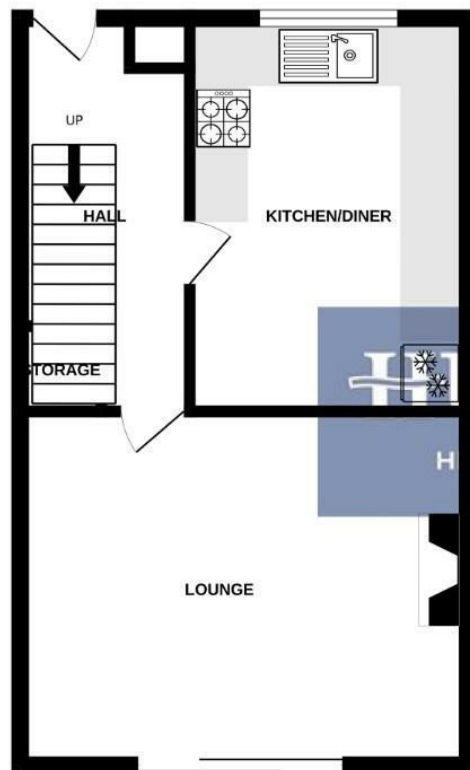
68 Queensdown Gardens, Bristol, BS4 3JF

Guide Price £325,000

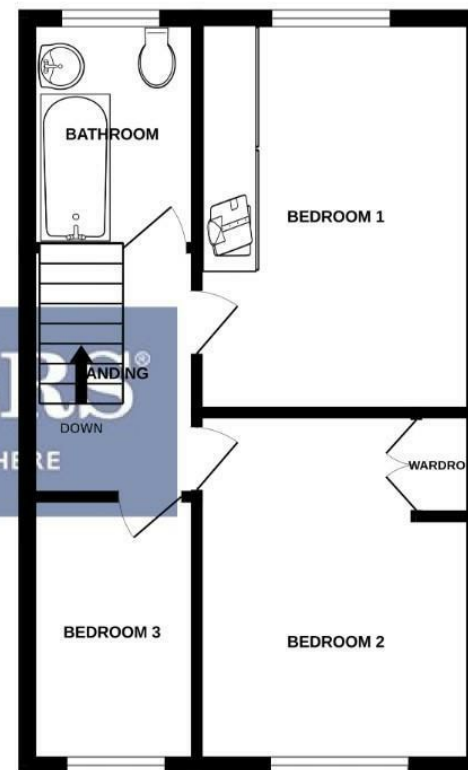
Offered with NO ONWARD CHAIN Queensdown Gardens is a charming location for this delightful three bedroom, end of terrace house that is sure to capture your heart. With its far reaching views and close proximity to Bristol City Centre and Temple Meads train station it will not disappoint.

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GROUND FLOOR



1ST 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Entrance Hall

uPVC double glazed entrance door, cupboard housing metres, understairs storage housing a combination boiler, laminate flooring

Kitchen/ Breakfast room

13'1" x 8'10"
uPVC double glazed window to front, range of wall and base units with worksurfaces above, sink drainer, gas cooker, fitted ovens, plumbing for washing machine, space for upright fridge freezer, vinyl flooring

Lounge

11'9" x 14'11"
uPVC sliding doors leading to the rear garden, chimney breast, laminate flooring

Landing

uPVC double glazed window to side, loft access, carpet

Bedroom One

13'0" x 8'11"
uPVC double glazed window to front, fitted wardrobes, radiator, carpet

Bedroom Two

11'9" x 9'1"
uPVC double glazed window to rear, radiator, carpet

Bedroom Three

8'11" x 5'7"
uPVC double glazed window to rear, radiator, carpet

Bathroom

7'8" x 5'7"
uPVC double glazed window to front, panelled bath with electric shower over, wash hand basin, low level w.c , radiator, vinyl flooring

Front Garden

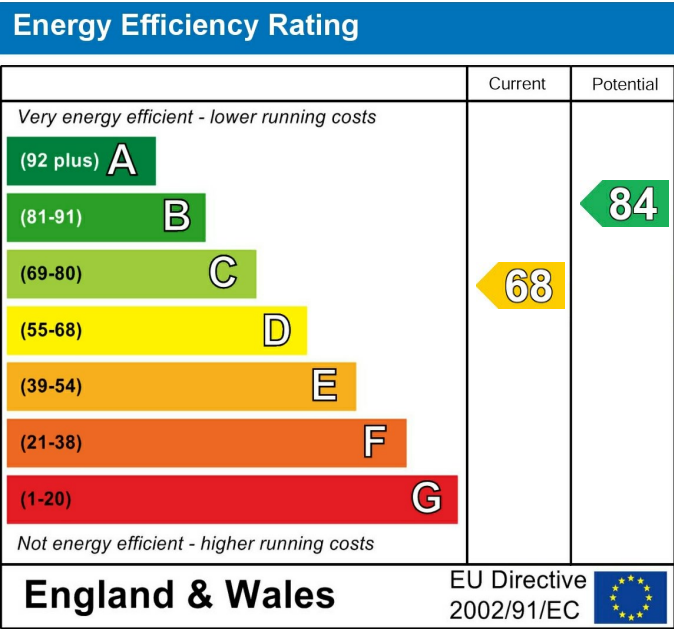
Mature front garden with steps up to street level

Rear Garden

Enclosed rear garden laid partly to patio and partly to lawn, with gated side access

Tenure

Leasehold
943 years left on the lease
£9.90 Per annum ground rent



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.



