

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Newquay Road

Bristol, BS4 1EG

£285,000



Council Tax: B



# 135 Newquay Road

Bristol, BS4 1EG

£285,000



## Driveway

Situated to the front and side of the property, providing off street parking for multiple vehicles.

## Porch

Entrance door to front elevation, Double glazed window to side elevation, Door to Lounge, Radiator, Floorboards.

## Lounge

Entrance door to front elevation, Double glazed window to front elevation, Storage cupboard housing electrics, Door to stairs to first floor, Chimney breast, Feature mantle surround, Door to Kitchen, Radiator, Floorboards.

## Stairs to First Floor

Door from Lounge to Stairs, Radiator, Floorboards.

## Kitchen

Double glazed window to rear elevation, Wall and base units with work surfaces above, Integrated oven with gas hob and extractor above, Sink drainer, Plumbing for washing machine, Plumbing for dishwasher, Space for upright fridge freezer, Door to Bathroom, Door to Garden, Radiator, Tiled floor.

## Bathroom

Double glazed window to rear elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Tiled floor.

## Landing

Double glazed window to side elevation, Doors to rooms, Loft access, Floorboards.

## Bedroom One

Double glazed window to front elevation, Chimney breast, Over stairs storage cupboard, Door to Ensuite, Radiator, Carpet.

## Ensuite

Shower cubicle, Low level W/C, Wash hand basin, Heated towel rail, Tiled floor.

## Bedroom Two

Double glazed window to rear elevation, Chimney breast, Radiator, Carpet.

## Bedroom Three

Double glazed window to rear elevation, Radiator, Carpet..

## Rear Garden

Enclosed via , Decking area with outdoor lighting, Laid to chipping stones, Gate providing side access, Electrics, Outdoor tap.



## Road Map



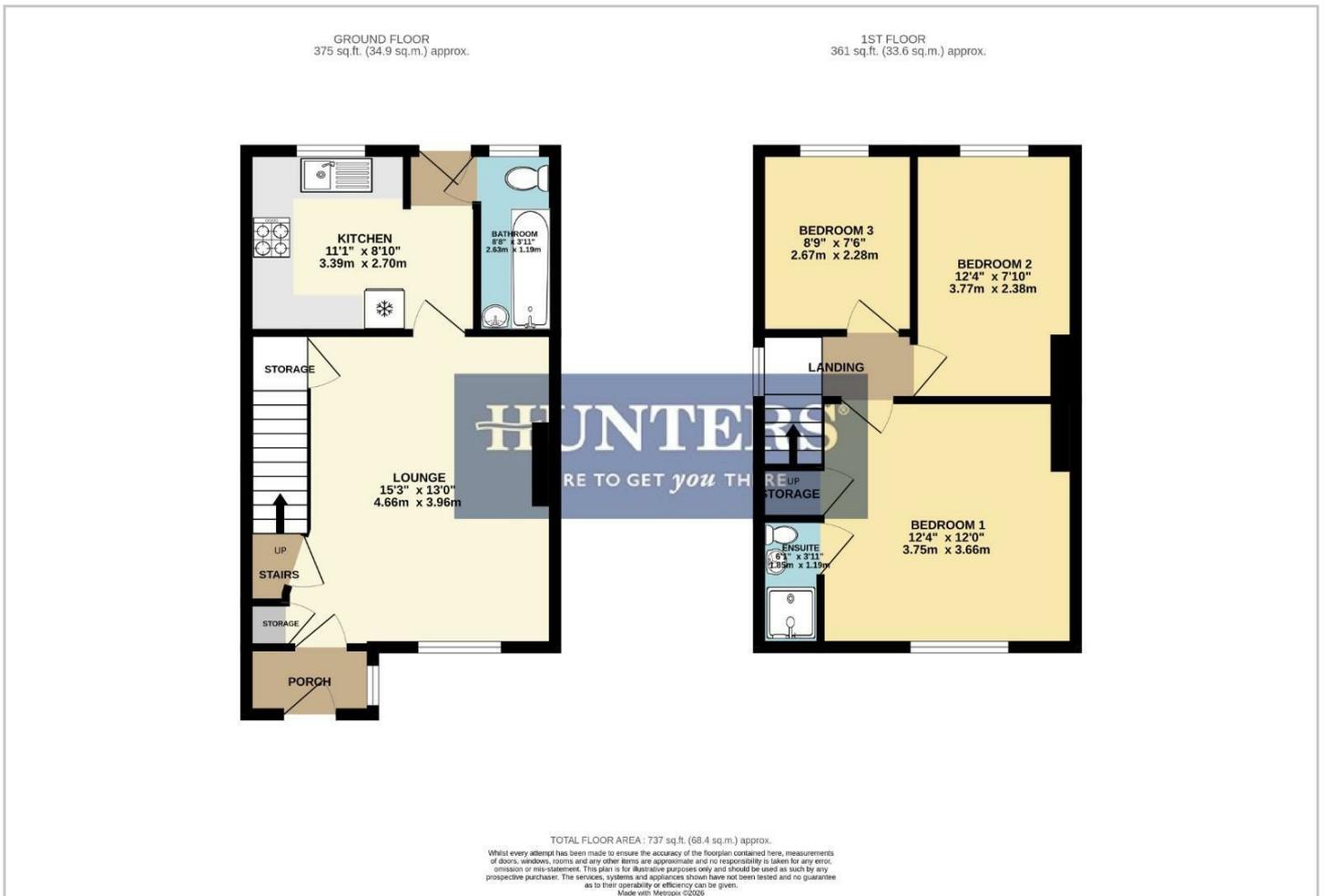
## Hybrid Map



## Terrain Map



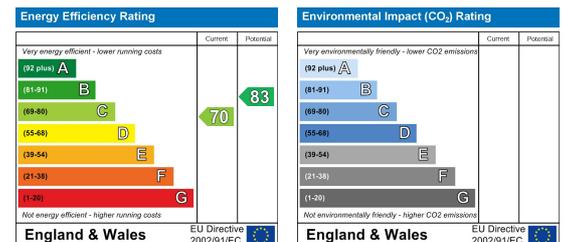
## Floor Plan



## 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.