

# HUNTERS®

HERE TO GET *you* THERE



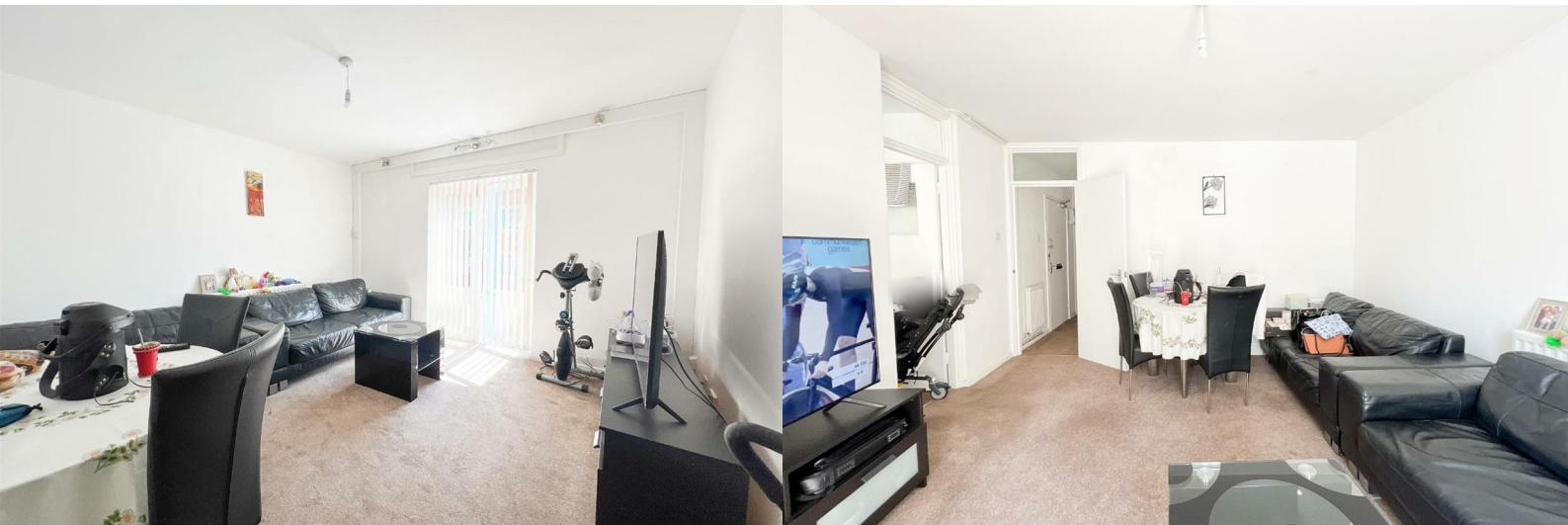
## Badgers Walk

Bristol, BS4 4LG

£200,000



Council Tax: B



# 20 Badgers Walk

Bristol, BS4 4LG

£200,000



## Communal Entrance

Secure door to front entrance, cupboards housing meters

## Entrance Hall

Carpet flooring, 2x storage cupboards

## Living Room

French Doors, carpet flooring, radiator, TV point, door leading into kitchen

## Master Bedroom

Carpet flooring, radiator, window

## Bedroom Two

Carpet flooring, radiator, window

## Kitchen

Wood laminate flooring, range of matching wall and base units with worktops over, surface mounted hob and integrated oven with extractor over, space and plumbing for washing machine, space for upright fridge/freezer, wall mounted boiler, stainless steel sink with drainer

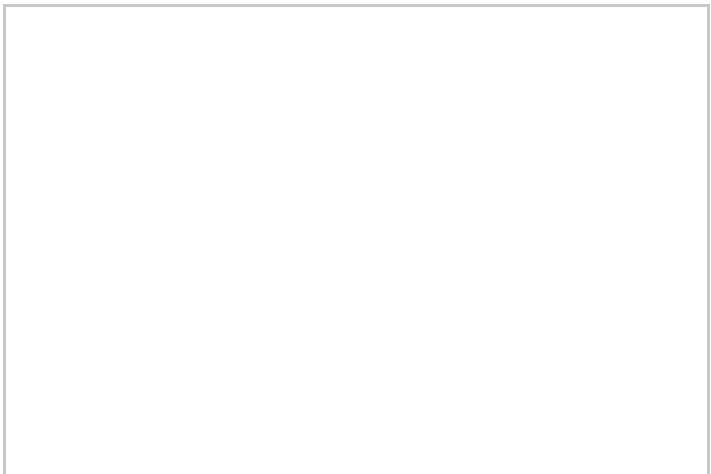
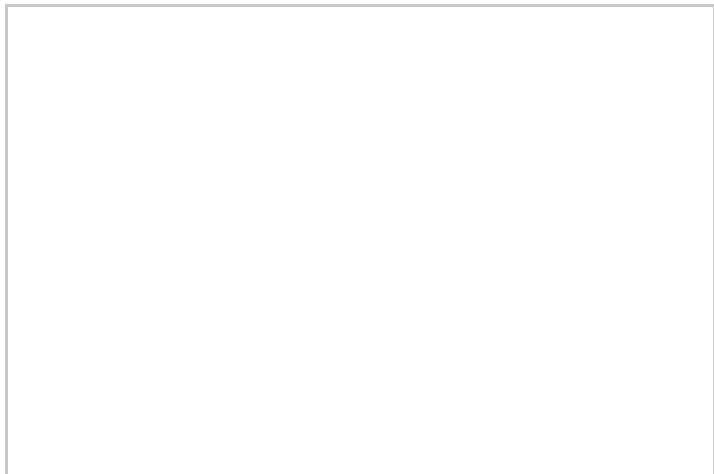
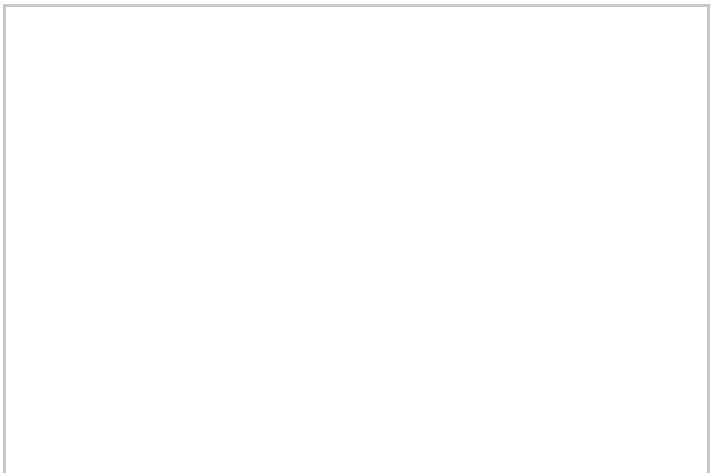
## Parking Space

Designated parking space

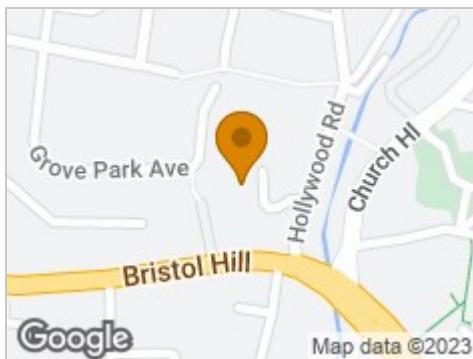
## Communal Grounds

## Leasehold

Ground rent £102 pa and service charge £1,410 pa.  
999 year lease



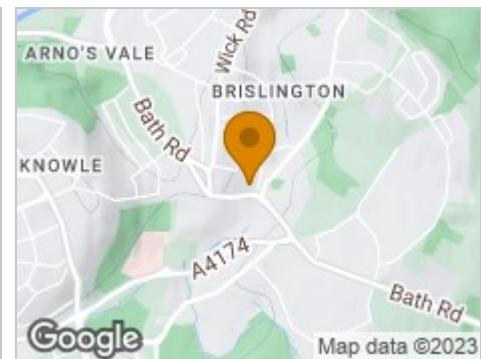
## Road Map



## Hybrid Map

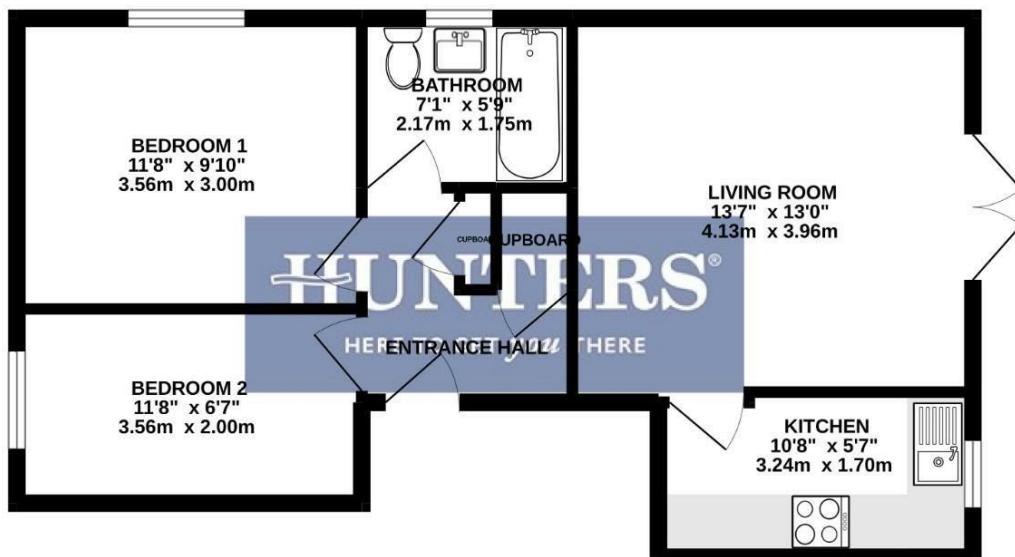


## Terrain Map



## Floor Plan

GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 sq.m.) approx.

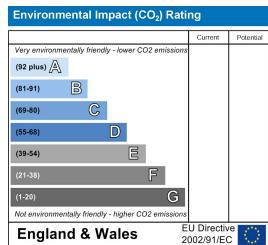
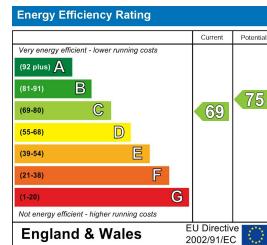
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal apertures are no guarantee and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.

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## 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.