

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



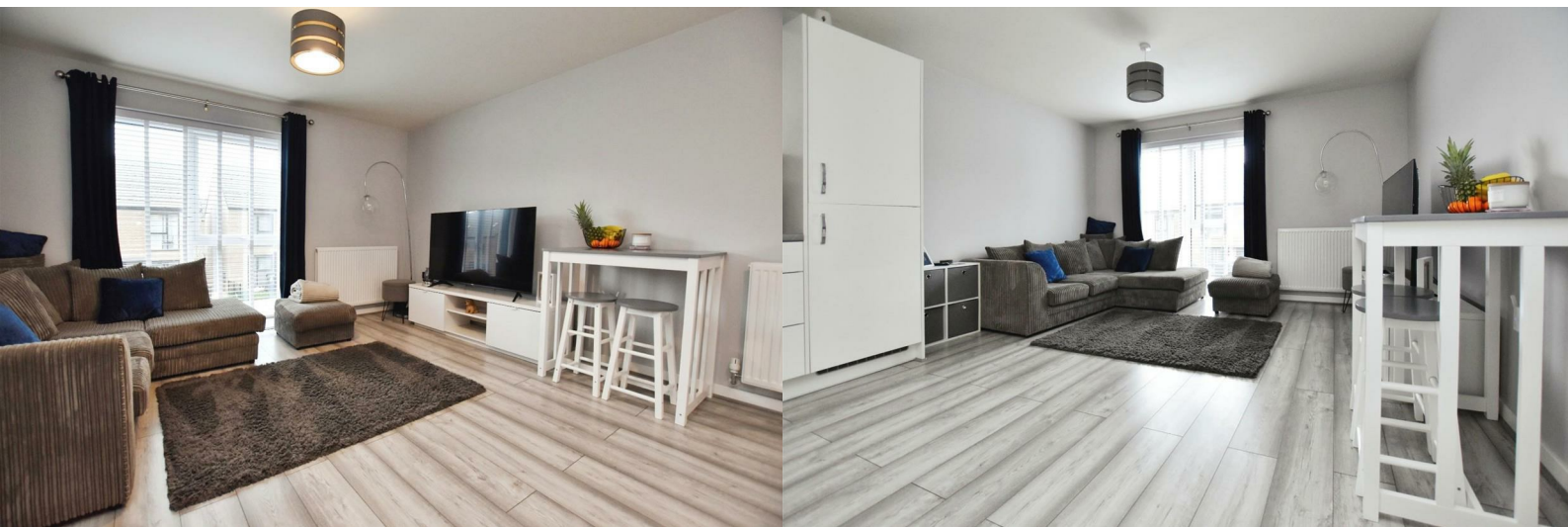
## Orchard Avenue

Hartcliffe, Bristol, BS13 0FH

£260,000



Council Tax: B



# 21 Orchard Avenue

Hartcliffe, Bristol, BS13 0FH

£260,000



## Entrance Hallway

Door to front into the entrance hallway, radiator, stairs leading to the first floor.

## Open Plan Living Area

12'8" x 19'5" (3.86m x 5.92m)

A fantastic sociable open plan area, the living area has a double glazed window to front and side, television point, radiator and carpeted flooring.

## Kitchen

12'8" x 10'2" (3.86m x 3.10m)

Double glazed window to rear, range of wall and base units with inset one and a half sink, mixer taps over, electric hob, extractor fan over, oven under, integrated fridge/freezer dishwasher and washing machine, radiator.

## Bedroom One

10'10" x 9'5" (3.30m x 2.87m)

Double glazed window to front and side, radiator, television point, access to loft space, storage cupboard.

## Bedroom Two

13'9" x 10'8" (4.20m x 3.26m)

Double glazed window to front, radiator.

## Bathroom

Obscured double glazed window to rear, panelled bath with shower over, low level WC, wash hand basin, extractor fan, tiled flooring, splash back tiles.

## Garage

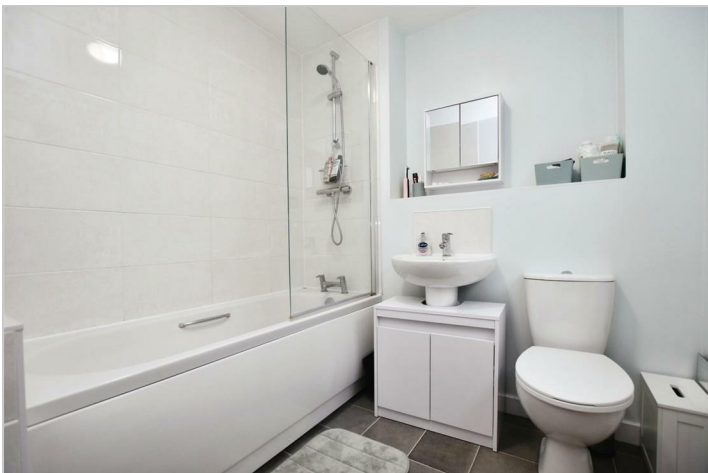
19'7" x 10'11" (5.97m x 3.33m)

Up and over door with power and lighting, cupboard housing the heat pump.

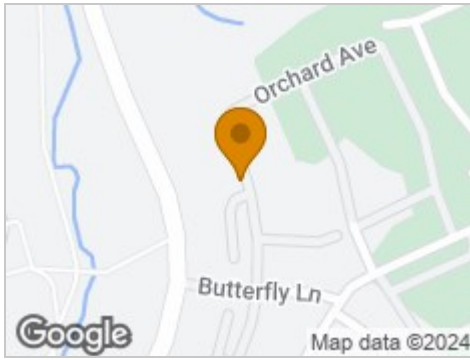
## Additional Information

The property will be subject to an annual ground maintenance charge of £146 per annum.





## Road Map



## Hybrid Map



## Terrain Map



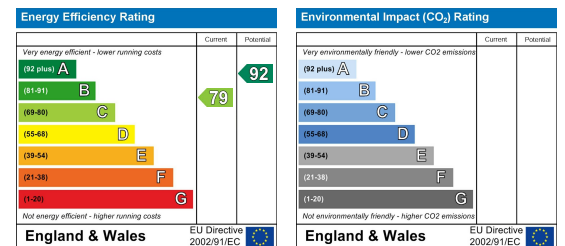
## Floor Plan



## Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 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.