

# HUNTERS®

HERE TO GET *you* THERE



## Dangerfield Avenue

Bristol, BS13 8DT

£190,000



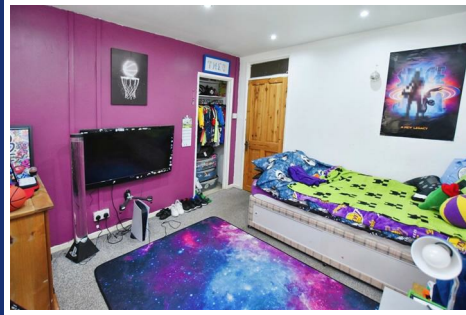
Council Tax:



# 26 Dangerfield Avenue

Bristol, BS13 8DT

£190,000



## GROUND FLOOR

### Hallway

Accessed via uPVC door from outside, doors to all rooms and storage cupboards.

### Kitchen

10' 5" x 8' 7" (3.05m 1.52m' x 2.44m 2.13m')

Leading from the hallway into the kitchen. UPVC double glazed window to the rear. Wall mounted radiator. Sink with mixer tap. Space for electric oven, fridge/freezer, tumble dryer and washing machine. Matching wall and base units.

### Living Room

11' 9" x 18' 0" (3.35m 2.74m' x 5.49m 0.00m')

Leading from the hallway into the lounge. Two UPVC double glazed windows. TV point.

### Bedroom One

13' 8" x 10' 0" (3.96m 2.44m' x 3.05m 0.00m')

Leading from the landing into bedroom 1. UPVC double glazed window to the rear. Wall mounted radiator. Built in wardrobes.

### Bedroom Two

10' 5" x 9' 8" (3.05m 1.52m' x 2.74m 2.44m' )

Leading from the landing into bedroom 2. UPVC double glazed window to the rear. Wall mounted radiator. Built in wardrobe.

### Bathroom

Modern white suite with bath/shower combo, glass shower door, washbasin, fully tiled walls, and obscured uPVC double-glazed window.

### Toilet

Low-level WC, uPVC double-glazed window.

## Additional Information

Leasehold

Lease Length: 89 Years

Service Charge: £102.12 per annum

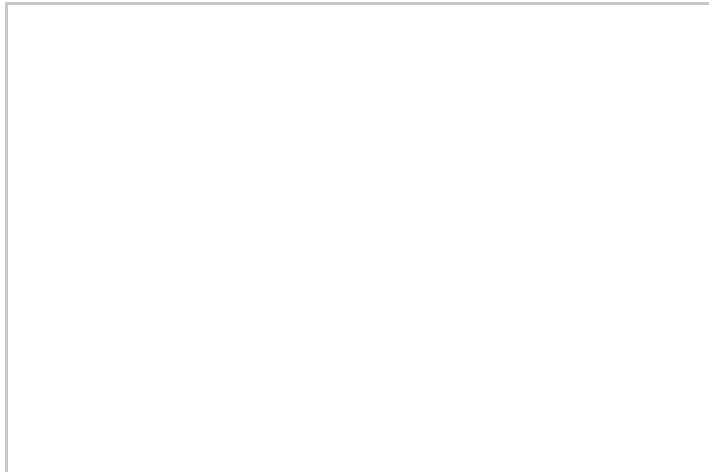
Building Insurance: £102.19 per annum

Ground Rent: £10 per annum

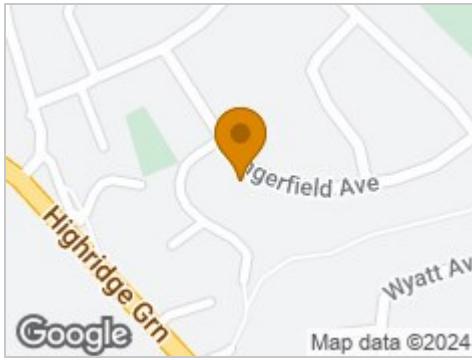
## OUTSIDE

Private garden laid mainly to lawn, enclosed by wooden panel fencing and mature hedge, storage shed. To the front of the property, is also laid to lawn and bordered by mature hedging.





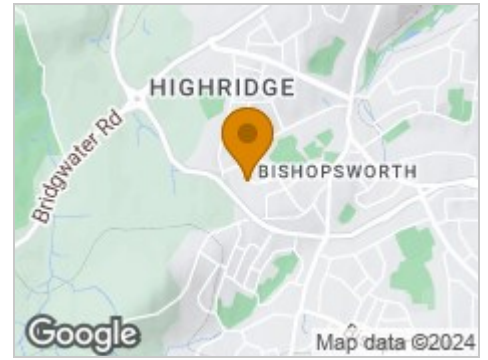
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

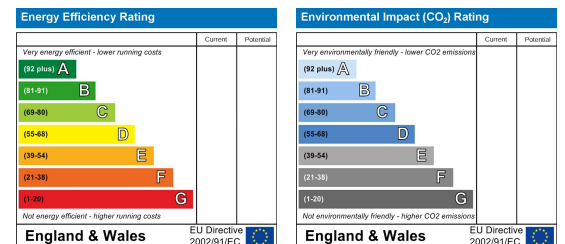
Total floor area 65.7 m<sup>2</sup> (707 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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.

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