

HUNTERS[®]

HERE TO GET *you* THERE



Linnet Gardens

BS207NB

Asking Price £349,995



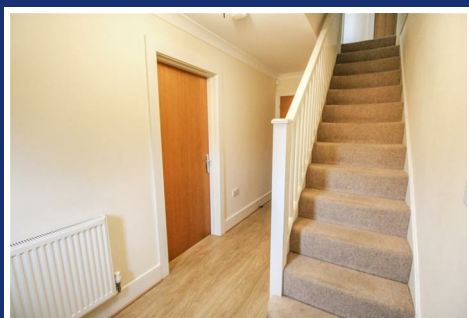
Council Tax: B



2 Linnet Gardens

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Entrance Hall

6'2" x 15'1" (1.88 x 4.60)

Stairs leading to the 1st floor. Wood floor. Ceiling mounted smoke alarm. Wall mounted radiator. Ceiling light.

Kitchen/Breakfast Room

18'7" x 7'10" (5.68 x 2.40)

Access to the rear garden through UPVC double glazed patio doors. UPVC double glazed windows to the side & front. Matching wall & base units. Integrated oven, hob & dishwasher. Space for a fridge / freezer. Sink & drainer, Tiled floor. Wall mounted radiator. Ceiling pendant light & spot lights.

Downstairs WC

3'9" x 6'2" (1.16 x 1.88)

Wall mounted sink. WC with cistern. Wall mounted radiator. Lino flooring. Ceiling pendant light.

Lounge

18'7" x 11'5" (5.68 x 3.48)

UPVC double glazed windows to the front & rear. Electric fireplace. 2 x wall mounted radiators. Carpet. 2 x ceiling lights. TV point.

Bedroom One

2.92 x 4.38

UPVC double glazed window to the front. Wall mounted radiator. Carpet. Ceiling pendant light. Access to an en-suite.

Bedroom Two

8'9" x 13'1" (2.67 x 3.99)

UPVC double glazed window to the front. Wall mounted radiator. Carpet. 1 x ceiling pendant light.

Bathroom

6'9" x 6'3" (2.07 x 1.91)

Bath with hot & cold mixer taps. Wall mounted sink. WC with cistern. Wall mounted towel radiator. Lino flooring. Ceiling spotlights.

Ensuite Shower Room

4'0" x 9'7" (1.23 x 2.93)

Walk in shower cubicle with mains plumbed shower. WC with cistern, wall mounted sink. UPVC double glazed window to the rear. Lino flooring. Ceiling lights. Wall mounted radiator.



Road Map



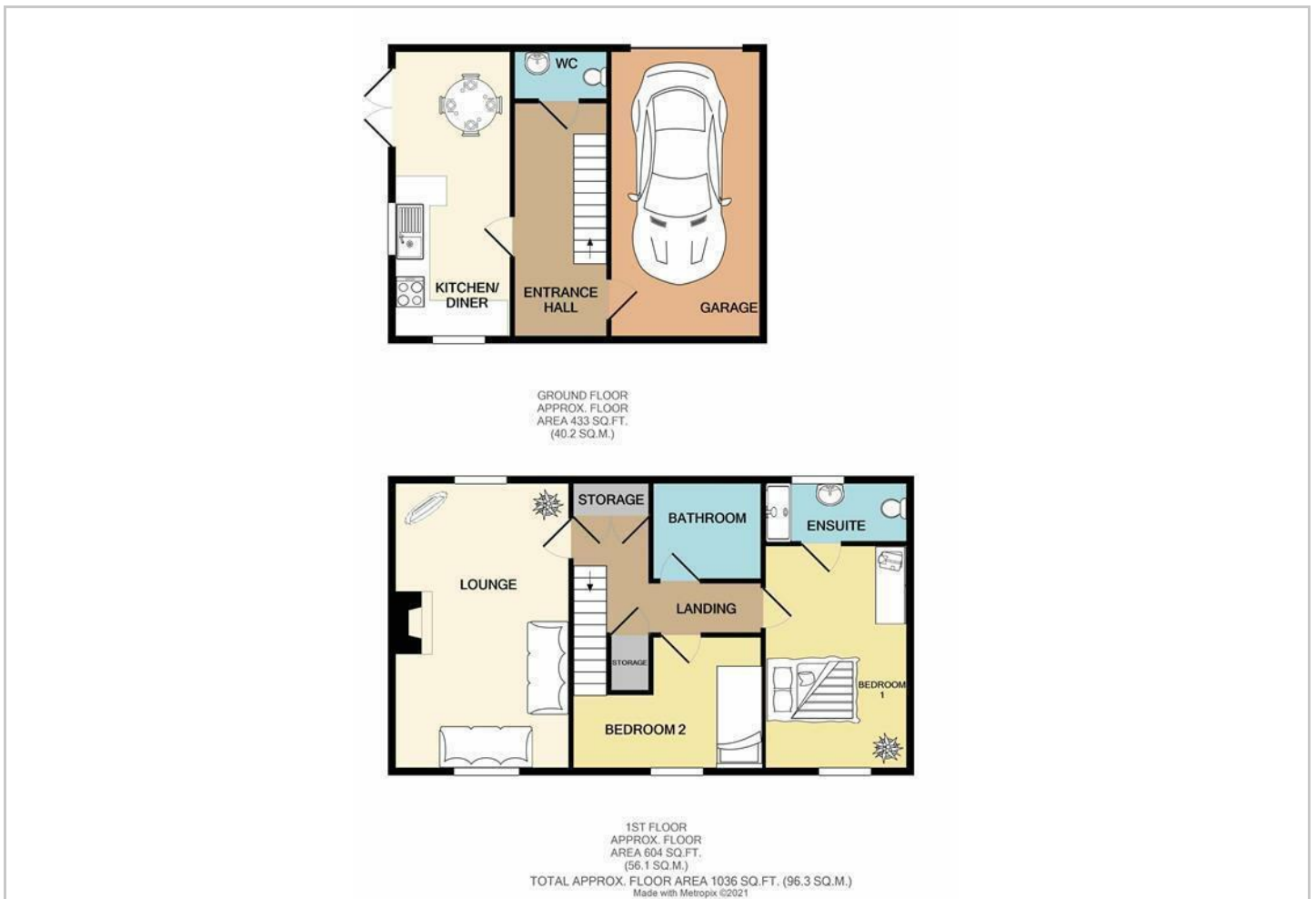
Hybrid Map



Terrain Map



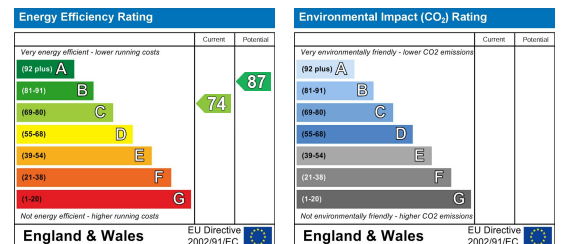
Floor Plan



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.