

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Pigott Avenue

Bristol, BS13 9HP

£195,000



Council Tax: A





# 2 Pigott Avenue

Bristol, BS13 9HP

£195,000



## GROUND FLOOR

### Hallway

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

### Kitchen

8'8 x 7'9 (2.64m x 2.36m)

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

### Living Room

12'4 x 10'4 (3.76m x 3.15m)

Leading from the hallway into the lounge. UPVC double glazed window to the front.

### Bedroom One

12'0 x 9'0 (3.66m x 2.74m)

Leading from the hallway into bedroom 1. UPVC double glazed window to the rear. Wall mounted radiator.

### Bedroom Two

8'10 x 8'5 (2.69m x 2.57m)

Leading from the hallway into bedroom 2. UPVC double glazed windows to the rear and side. Wall mounted radiator.

### Bathroom

Modern white suite with bath/shower combo, glass shower door, washbasin, low-level WC.

## OUTSIDE

### Front Garden

Off-street parking for one car. Access to property and rear garden.

### Rear Garden

Enclosed with brick built storage shed.



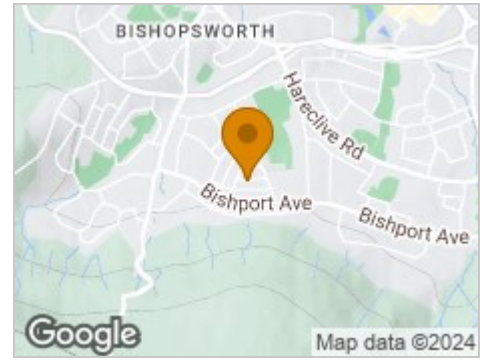
## Road Map



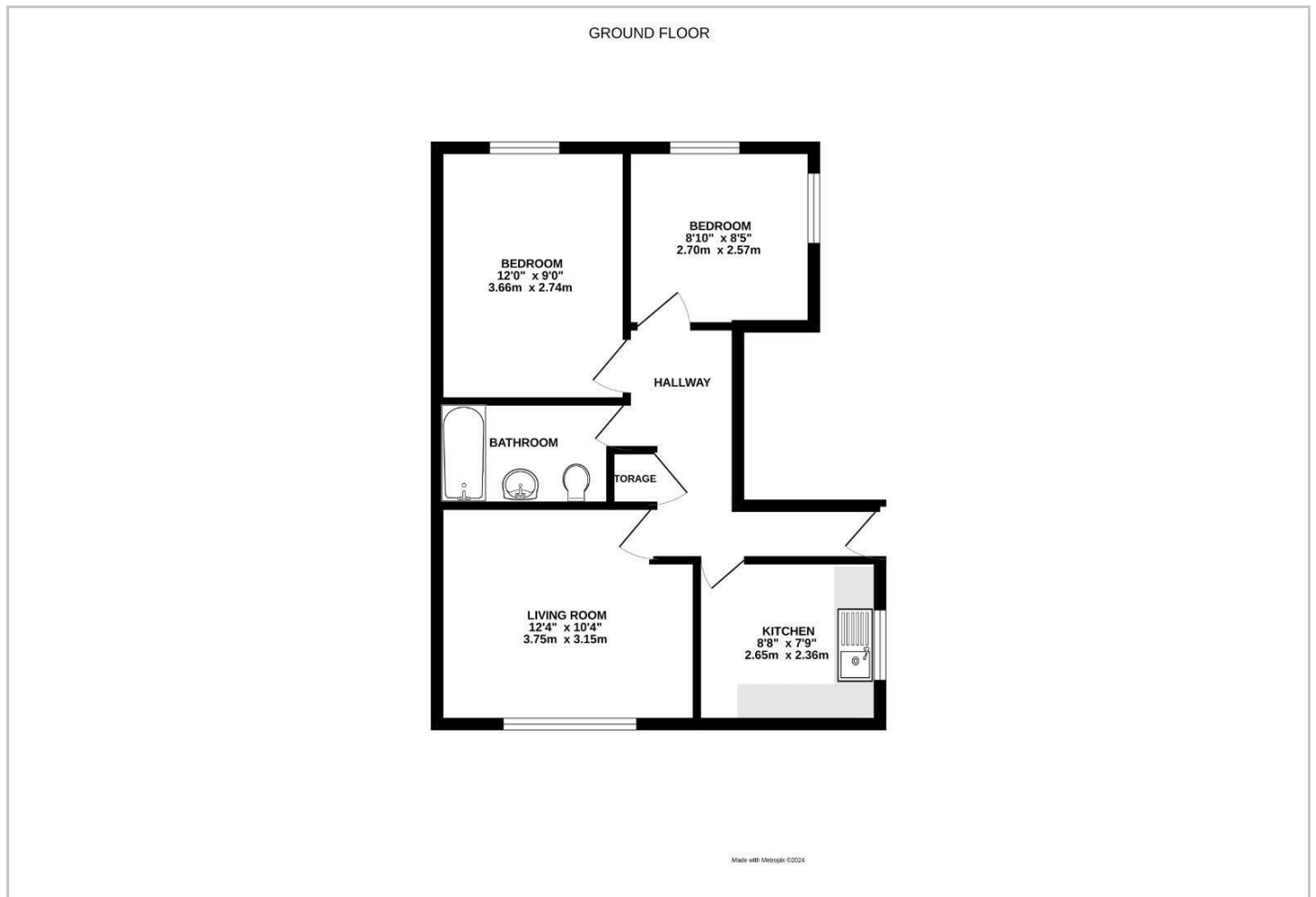
## Hybrid Map



## Terrain Map



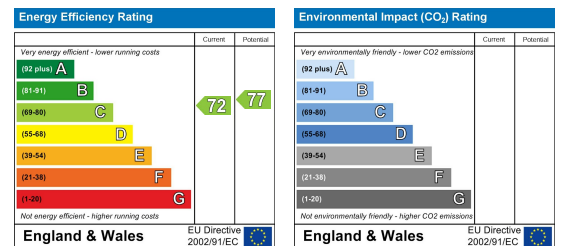
## Floor Plan



## 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.