

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Riverway

Nailsea, Bristol, BS48 1HZ

£340,000



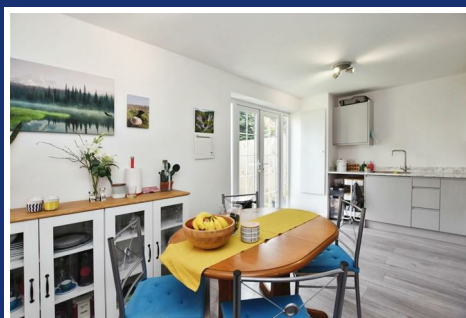
Council Tax: C



# 8 Riverway

Nailsea, Bristol, BS48 1HZ

£340,000



## GROUND FLOOR

### Entrance Hall

Access to the property through the front door into the entrance hallway. Access to the lounge, kitchen diner and shower room. Stairs leading from the ground floor to the first floor. Under stairs storage cupboard.

### Lounge

11'01" x 13'10" (3.38m x 4.22m)

Leading from the entrance hallway into the living room. Double glazed window to the front.

### Shower Room

### Kitchen Diner

16'11" x 10'00" (5.16m x 3.05m)

Leading from the entrance hallway into the kitchen diner. Double glazed window to the side. Doors to rear garden. The kitchen consists of a stainless steel sink with drainer and built in oven and hob. Matching wall and base units. Space for appliances. Boiler cupboard and storage.

## FIRST FLOOR

### Bedroom Three

8'02" x 8'11" (2.49m x 2.72m)

Leading from the landing into bedroom three. Double glazed window to the rear.

### Bedroom Two

8'07" x 11'10" (2.62m x 3.61m)

Leading from the landing into bedroom two. Double glazed window to the rear.

### Bedroom One

9'04" x 11'08" (2.84m x 3.56m)

Leading from the landing into bedroom one. Double glazed window to the front.

### Bathroom

Leading from the landing into the bathroom. Double glazed window to the front. The bathroom consists of a W/C, wash basin and bath with shower above.

## OUTSIDE

Rear Garden

Front Garden



## Road Map



## Hybrid Map



## Terrain Map

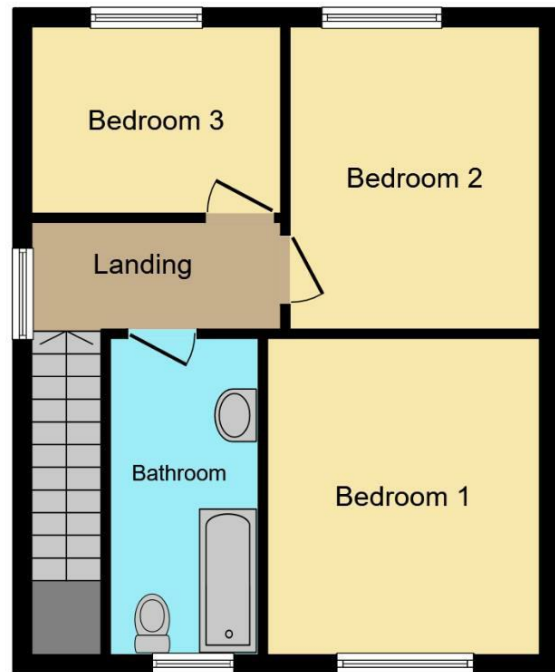


## Floor Plan



**Ground Floor**

Floor area 41.9 m<sup>2</sup> (451 sq.ft.)



**First Floor**

Floor area 41.9 m<sup>2</sup> (451 sq.ft.)

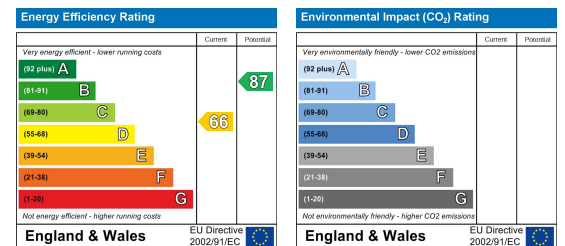
**TOTAL: 83.8 m<sup>2</sup> (902 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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.