

# HUNTERS®

HERE TO GET *you* THERE



## Queens Road

Bishopsworth, Bristol, BS13 8LG

£315,000



Council Tax: C



# 28 Queens Road

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## GROUND FLOOR

### Entrance

Via obscure double glazed door to...

### Entrance Hall

Wall mounted boiler, tiled floor, door to lounge, door to dining room, door to...

### Cloakroom

Double glazed window to side, two piece suite comprising of a low level WC, wall mounted wash hand basin, part tiled walls, tiled floor.

### Lounge

22'3" x 9'11" (6.79m x 3.03m)

Double glazed window to front, under floor heating, tiled floor, opening to kitchen, opening to...

### Dining Room

16'0" x 9'7" (4.9m x 2.94m)

Double glazed window to side, double glazed doors to rear garden, under floor heating, tiled floor, stairs to first floor.

### Kitchen

9'11" x 9'11" (3.03m x 3.03m)

Double glazed windows to side and rear, skylight, wall and base units with matching roll-top work surface, stainless steel sink with mixer tap, extractor hood, gas hob, electric oven, tiled splash backs, underfloor heating, tiled floor, space for fridge, freezer, and washing machine.

## FIRST FLOOR

### Landing

Double glazed skylight to rear, double glazed window to side, access to loft, radiator.

## Bedroom One

12'2" x 11'3" (3.72m x 3.45m)

Double glazed window to front, radiator, door to...

### En-suite

Three piece suite comprising of a low level WC, wall mounted corner sink, shower cubical, part tiled walls, heated towel rail.

## Bedroom Two

9'10" x 8'11" (3m x 2.73m)

Double glazed window to front, radiator.

## Bedroom Three

9'4" x 6'7" (2.85m x 2.01m)

Double glazed skylight to rear, radiator.

## Bathroom

7'3" x 6'8" (2.22m x 2.04m)

Double glazed skylight to rear, three piece suite comprising of a low level WC, pedestal wash hand basin, bath with mixer tap shower over, part tiled walls, heated towel rail.

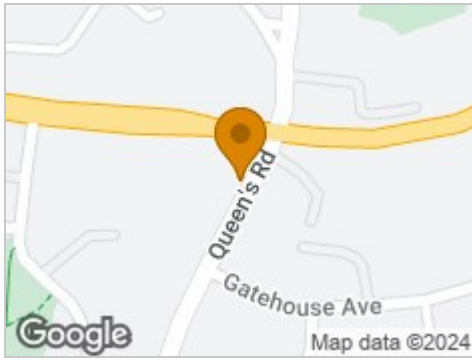
## OUTSIDE

### Rear Garden

Mainly laid to paving slabs, raised flowerbeds, enclosed by fencing and wall.



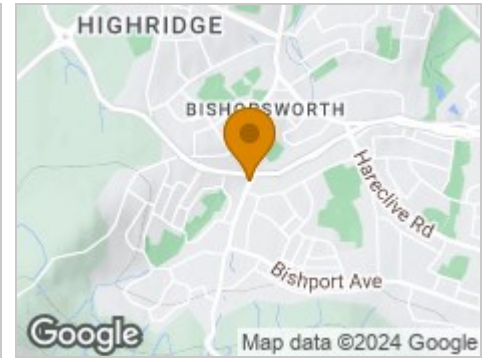
## Road Map



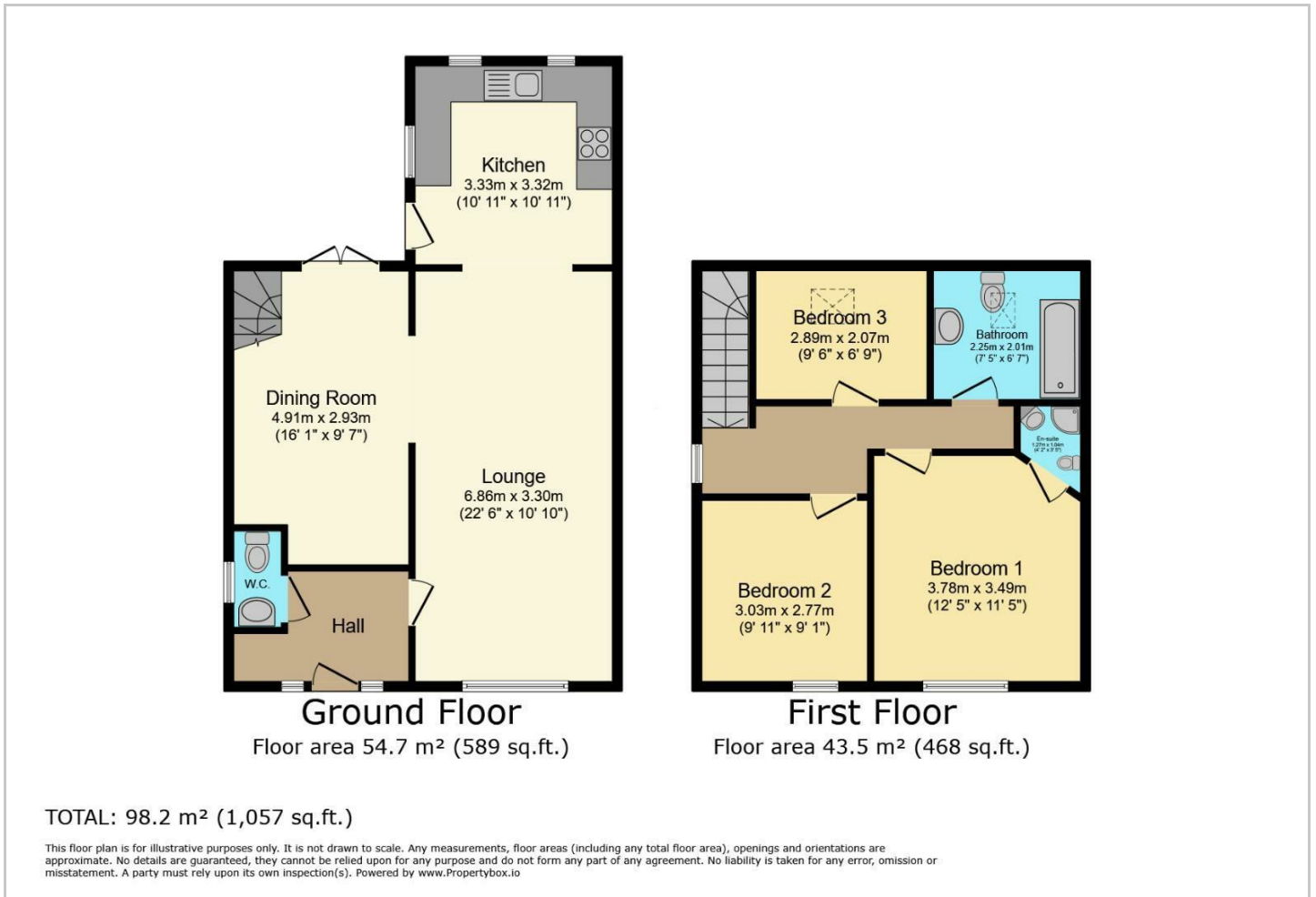
## Hybrid Map



## Terrain Map



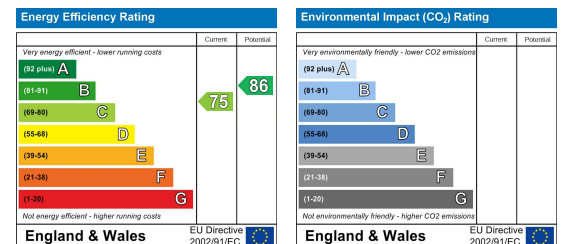
## Floor Plan



## 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.