

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Alexandra Road

Bedminster Down, Bristol, BS13 7DE

£360,000



Council Tax: C



# 12 Alexandra Road

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£360,000



## GROUND FLOOR

### Hallway

Access to the property through the front door into the entrance hallway. Stairs leading from the ground floor to the first floor. Access to the living room, dining room and kitchen.

### Living Room

14'02" x 12'04" (4.32m x 3.76m)

Leading from the hallway into the living. Double glazed bay window to the front. Fireplace.

### Dining Room

13'00" x 11'60" (3.96m x 3.35m)

Leading from the hallway into dining room. Fireplace. Double doors opening to conservatory.

### Kitchen

9'01" x 8'01" (2.77m x 2.46m)

Leading from the hallway into the kitchen. Double glazed window to the rear. Mixture of wall and base units. Space for washing machine, fridge and freezer. Built cooker, hob and extractor hood. Door to under stair storage and side porch

### Side Porch

Leading from the kitchen into the side porch. Door to rear garden. Storage cupboard.

## FIRST FLOOR

### Bedroom Three

8'8" x 8'0" (2.64m x 2.44m)

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

### Bedroom Two

12'9" x 10'6" (3.89m x 3.20m)

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

### Bedroom One

10'9" x 12'8" (3.28m x 3.86m)

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

### Shower Room

Leading from the landing into the shower room. Obscured double glazed window to the front. The shower room consists of a W/C, wash basin with vanity unit and shower.

## OUTSIDE

### Front Garden

Access to the property via driveway leading to front door. Off street parking. Side access.

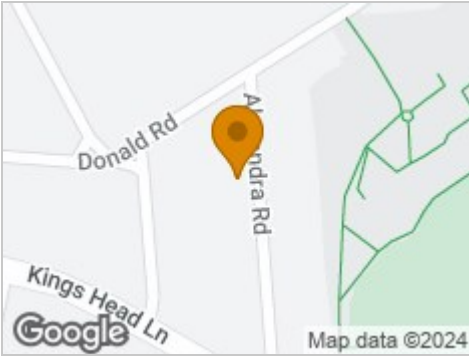
### Rear Garden

Access to rear garden via the side gate of the property. Patio and large lawn area.





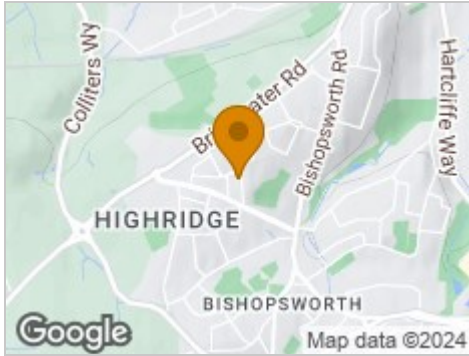
Road Map



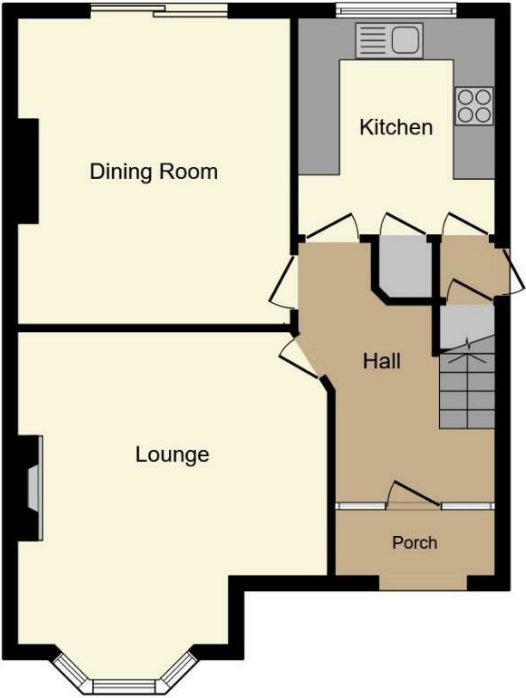
Hybrid Map



Terrain Map

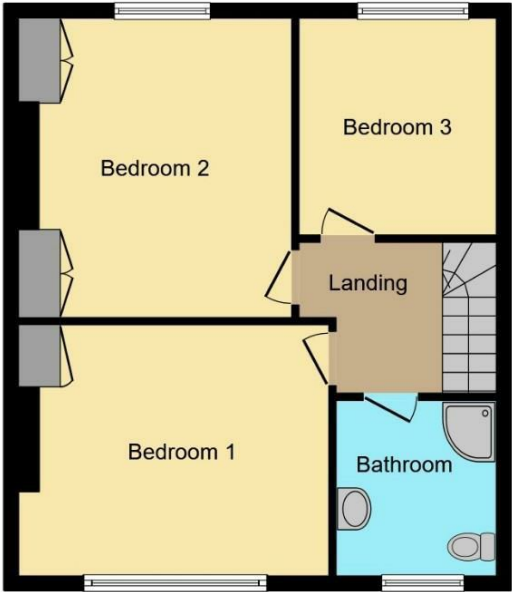


Floor Plan



Ground Floor

Floor area 58.5 sq.m. (629 sq.ft.)



First Floor

Floor area 54.8 sq.m. (589 sq.ft.)

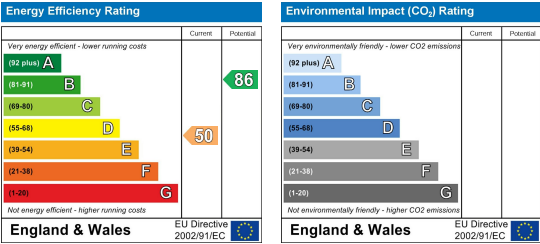
TOTAL: 113.2 sq.m. (1,219 sq.ft.)

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](http://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.