



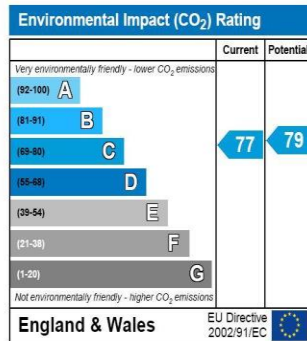
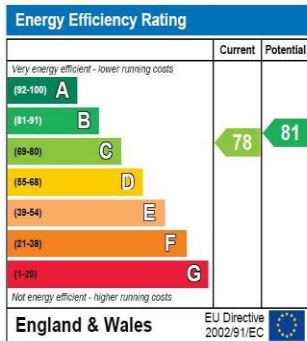
HUNTERS[®]
HERE TO GET *you* THERE

Brunel Road, Bristol, BS13 7DX

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Asking Price: £180,000

Hunters are pleased to bring to the market this extremely well presented ground floor apartment with a sunny rear garden, offered with no onward chain. The property has been lovingly renovated by its previous owner to a very high standard, and would make the perfect first-time buy, investment or even downsize. Comprising in brief a living room, kitchen, two bedrooms and bathroom. Further benefits include off-road parking and rear garden. Call today to view!



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 25 Highridge Road, Bishopsworth, Bristol, BS13 8HJ | 0117 244 4441
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LIVING ROOM

4.13 x 3.25

Access from the front door into the living room. Double glazed window to front. TV point.

KITCHEN

2.97 x 2.09

Access from the hallway into the kitchen. Double glazed window to rear. Range of wall and base units with roll edge work tops. Inset sink with mixer tap. Integrated oven with gas hob over. Integrated fridge. Wall mounted combi boiler.

BEDROOM ONE

3.34 x 3.32

Access from the hallway into bedroom one. Double glazed window to rear. Double doors leading into rear garden. TV point. Chimney breast.

BEDROOM TWO

2.85 x 2.28

Access from the hallway into bedroom two. Double glazed window to front. Built in wardrobes.

BATHROOM

2.26 x 2.07

Access from the hallway into the bathroom. Double glazed window to front. Walk in shower. Low level W/C. Wash hand basin.

LARGE STORAGE CUPBOARD

Access from the hallway into a large storage cupboard. Currently houses freezer. Great space for storage.

REAR GARDEN

The rear garden is fully private and mostly laid to patio with a large decking area. The rear garden also gets sun most of the day.

FRONT OF PROPERTY

There is off-road parking for one vehicle and a front garden fully laid to chippings.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0117 244 4441

OPENING HOURS:

Monday - Friday: 9am - 6pm

Saturday: 9am - 5pm

Sunday: Closed

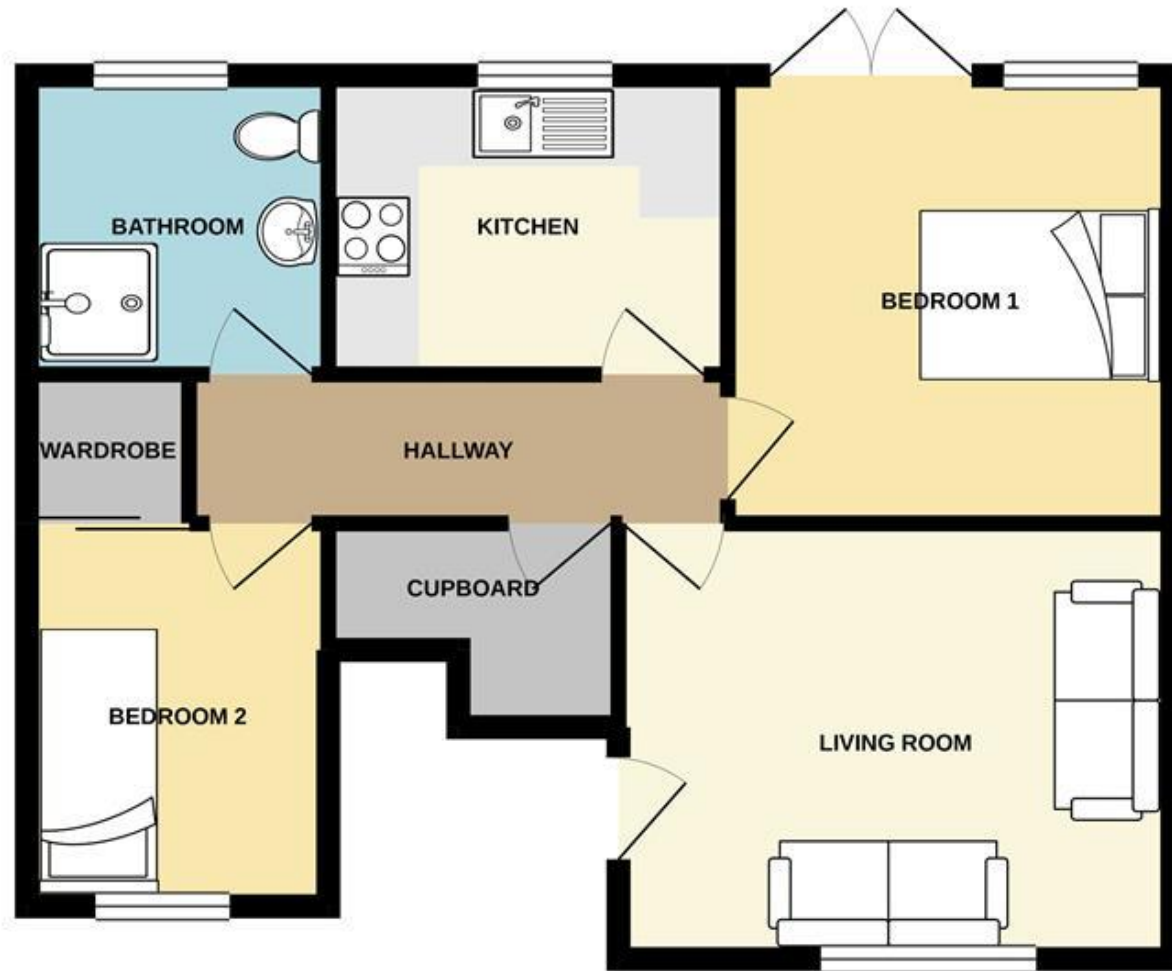
THINKING OF SELLING?

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.

DISCLAIMER

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.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 sq.m.) approx.

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