



16 Fletcher Road, Bristol

- Semi Detached House
- Downstairs cloakroom
 - Lounge
 - En Suite
- Epc Band B
- Stunning Kitchen/Family/Dining area
 - Study/Fourth Bedroom
 - Three Double Bedrooms
- Gas Central Heating Double Glazing
- Gardens, Garage and Off Road Parking

£365,000

HUNTERS[®]
HERE TO GET *you* THERE

ENTRANCE HALL

Double glazed door to front, cupboard housing gas boiler, with space for washing machine, laminate flooring.

DOWNSTAIRS CLOAKROOM

White WC, pedestal wash hand basin, laminate flooring, radiator.

KITCHEN/FAMILY/DINING AREA

24'4" into bay x 13'7" - 9'11"

Double glazed window to side, range of modern wall and base units, stainless steel single drainer sink unit, work surfaces, built in electric oven and gas hob, cooker hood, integral fridge freezer and dishwasher, TV point, laminate flooring, under stairs cupboard, two radiators.

STUDY/FOURTH BEDROOM

7'10" x 6'5"

Double glazed window to front, laminate flooring, radiator.

FIRST FLOOR LANDING

Stairs to second floor. storage cupboard. radiator.

LOUNGE

13'6" x 10'11"

Double glazed window to rear, TV point, two radiators.

BEDROOM ONE

13'7" max x 10'6" - 7'10"

Double glazed window to front, radiator.

EN SUITE

Double glazed window to side, shower cubicle, pedestal wash hand basin, WC, extractor fan, heated towel rail.

SECOND FLOOR

BEDROOM TWO

13'8" x 13'3"

Double glazed window to front, velux window, sloping ceiling, radiator.

BEDROOM THREE

13'7" x 10'11" max 9"

Double glazed velux window to rear, sloping ceiling, radiator.

BATHROOM

Double glazed window to side, white bath with shower over, pedestal wash hand basin, WC, part tiled, heated towel rail.

FRONT GARDEN

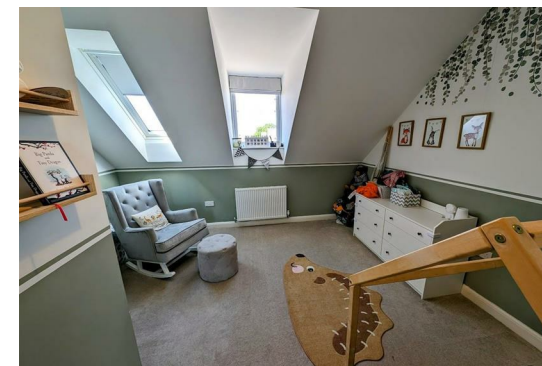
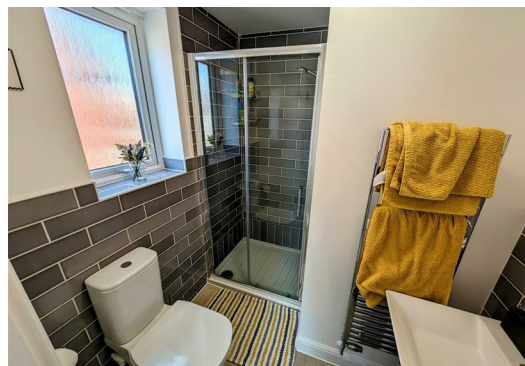
Small front garden of shrubs.

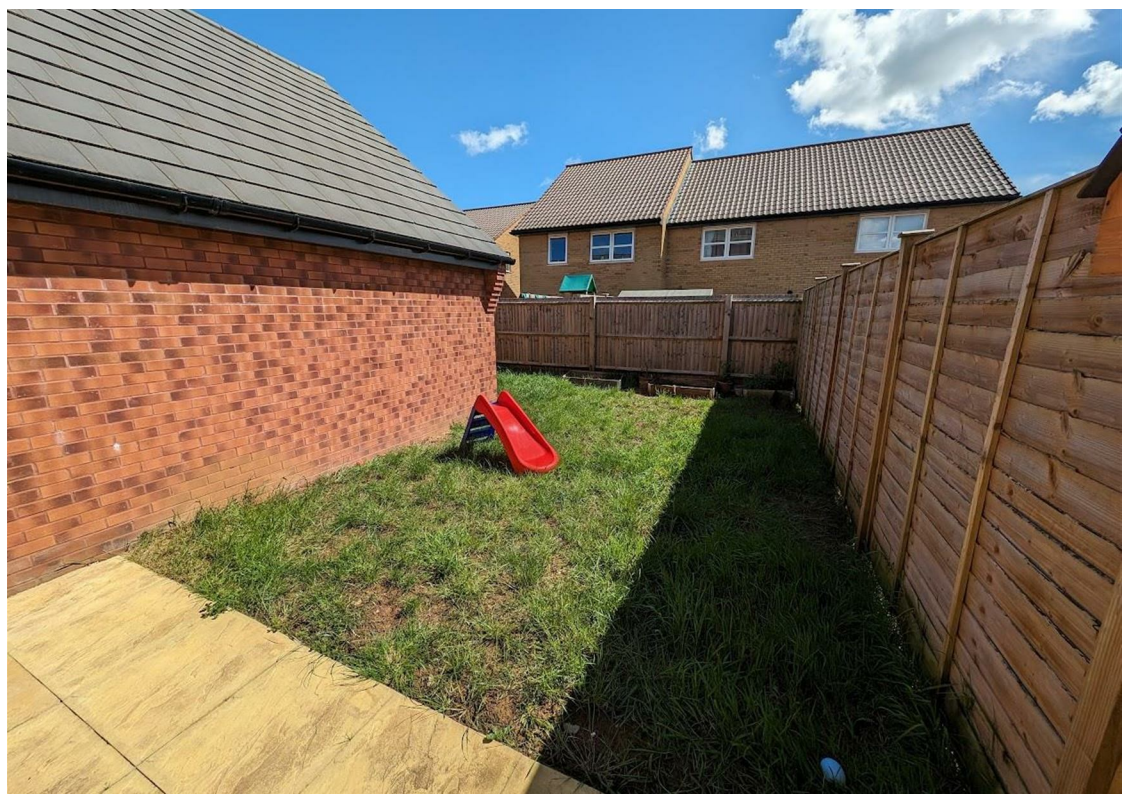
REAR GARDEN

Laid to lawn with patio.

GARAGE

Single garage with up and over door and driveway.








ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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

Viewing

Please contact our Hunters Yate Office on 01454 313575 if you wish to arrange a viewing appointment for this property or require further information.



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