

# HUNTERS<sup>®</sup>

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## Beckspool Road

Frenchay, Bristol, BS16 1ND

Offers In Excess Of £190,000



Council Tax: B



# Clarendon House Beckspool Road

Frenchay, Bristol, BS16 1ND

Offers In Excess Of £190,000



## DESCRIPTION

Positioned close to the picturesque Frenchay Common this one bedroom first floor apartment set within the established grounds of Clarendon House which is a grade 11 listed period building. The Avon ring road is just a few minutes away with local bus services conveniently located close by. Woodland and river walks, along with cycle paths are also situated within easy reach bringing a superb blend of rural, countryside and modern surroundings. The property itself is accessed via the rear communal entrance door opening to the communal hallway with stairs leading to the upper floors. The apartment itself comprises of: hallway, lounge/diner, fitted kitchen with built in oven & hob, one double size bedroom and a bathroom with mixer shower. The property further benefits from having gas central heating. Externally there are established communal grounds with an allocated parking space. The property would make an ideal first time purchase or potential buy to let investment.

## COMMUNAL ENTRANCE

The development is accessed via a security intercom entry system, communal hallway with staircase rising to each floor.

## HALLWAY

Window to side, coved ceiling, double radiator, LED downlighters, intercom phone entry system, doors to lounge/diner, bedroom and bathroom.

## LOUNGE/DINER

15'4" (max) x 13'6" (max) (4.67m (max) x 4.11m (max))

Dual aspect windows to front and side, coved ceiling, radiator, TV point, door to kitchen.

## KITCHEN

7'10" x 6'4" (2.39m x 1.93m)

Window to side, coved ceiling, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric double oven and electric hob, extractor fan hood, integrated fridge, space and plumbing for washing machine, wall cupboard housing Worcester combination boiler, LED downlighters, wood effect laminate floor.

## BEDROOM

11'8" (excluding wardrobes) x 11'4" (3.56m (excluding wardrobes) x 3.45m)

Window to side, coved ceiling, double radiator, 2 built in cupboard and fitted double wardrobe.

## BATHROOM

White suite comprising: panelled bath with tap/shower mixer attachment over, folding glass shower screen, pedestal wash hand basin, close coupled W.C, part tiled walls, heated towel rail, coved ceiling, extractor fan, shaver light.

## PARKING

Allocated parking space to rear of building.





Road Map



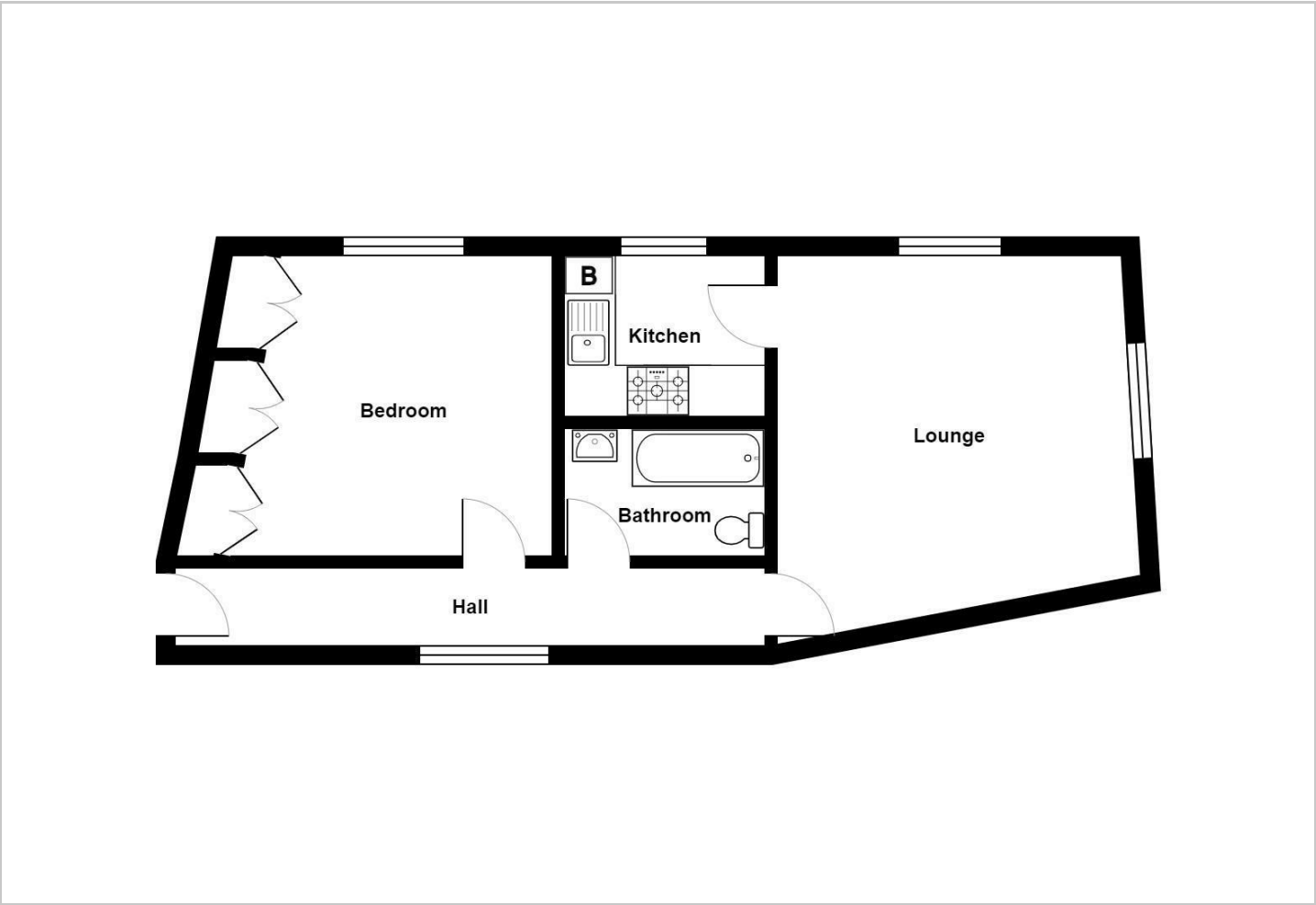
Hybrid Map



Terrain Map



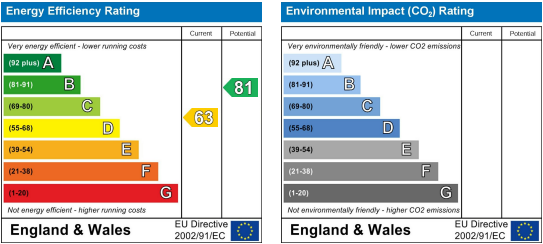
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 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.