

HUNTERS[®]

HERE TO GET *you* THERE



Folliot Close

Frenchay, Bristol, BS16 1JT

£325,000



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 3 bedroom terraced positioned within a quiet cul-de-sac in the highly desirable area of Frenchay. The location is perfect for the busy commuter with easy access to the motorway networks of the M32/M4 and M5 and Bristol Parkway Railway Station is less than 3 miles distant, the conservation area of Frenchay Village and Common just a short walk away.

The property is offered for sale with no onward chain with accommodation that comprises to the ground floor: porch, hallway, lounge with feature fireplace, dining room, kitchen and a utility area with access to storage cupboard and a toilet. To the first floor can be found two double bedrooms, a good size single bedroom and a modern bathroom with over bath shower

The property benefits from having: double glazing, gas central heating, solid oak flooring to hallway and lounge, a low maintenance rear garden laid mainly to paving and a brick paved driveway to front providing off street parking for several cars.

PORCH

Via a UPVC double glazed sliding door, quarry tiled floor, hardwood glazed door leading to:

HALLWAY

Solid oak floor, radiator, telephone point, under stair recess, cupboard housing gas and electric meters, stairs rising to first floor, doors to lounge and kitchen.

LOUNGE

13'2" x 12'4" (4.01m x 3.76m)

UPVC double glazed window to front, solid oak floor, marble effect feature fireplace with wood mantle

surround and tiled hearth, gas coal flame effect fire inset, door to dining room.

DINING ROOM

10'3" x 9'0" (3.12m x 2.74m)

UPVC double glazed window to rear, radiator, Herringbone effect laminate flooring.

KITCHEN

10'4" x 8'6" (3.15m x 2.59m)

UPVC double glazed window to rear, base unit, oak effect laminate work top incorporating a single sink bowl unit with mixer tap, tiled splash backs, space for cooker (electric cooker point), double radiator, built in larder cupboard, space for washing machine and dishwasher, Herringbone effect laminate flooring, door to dining room, door to:

OUTER LOBBY/UTILITY

Space for fridge freezer, doors to storage cupboard and toilet, hardwood glazed door with matching side window to side leading out to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING

Loft hatch, doors leading to:

BEDROOM ONE

13'5" (max) x 13'3" (max) (4.09m (max) x 4.04m (max))

Two UPVC double glazed windows to front, radiator, built in cupboard with hanging rail.

BEDROOM TWO

13'4" x 10'5" (4.06m x 3.18m)

Two UPVC double glazed windows to rear, radiator, built in airing cupboard housing a Vaillant combination boiler.

Tel: 0117 956 1234

BEDROOM THREE

9'7" x 8'7" (2.92m x 2.62m)

UPVC double glazed window to front, radiator, built in over stair cupboard.

BATHROOM

Opaque UPVC double glazed window to rear, modern white suite comprising: shower bath with shower system over, glass shower system, vanity unit with wash bowl inset, close coupled W.C, part tiled walls, heated towel radiator.

OUTSIDE:

REAR GARDEN

Low maintenance garden laid mainly to patio slabs with matching pathway, areas laid to stone chippings, wood sleeper borders with well stocked plants and shrubs, water tap, outside light, gated access to shared side alleyway access, brick built storage shed, enclosed by boundary fencing.

DRIVEWAY

Large driveway to front of property laid to brick paving providing off street parking space for 3/4 cars, enclosed by boundary wood and wrought iron fencing.



Road Map



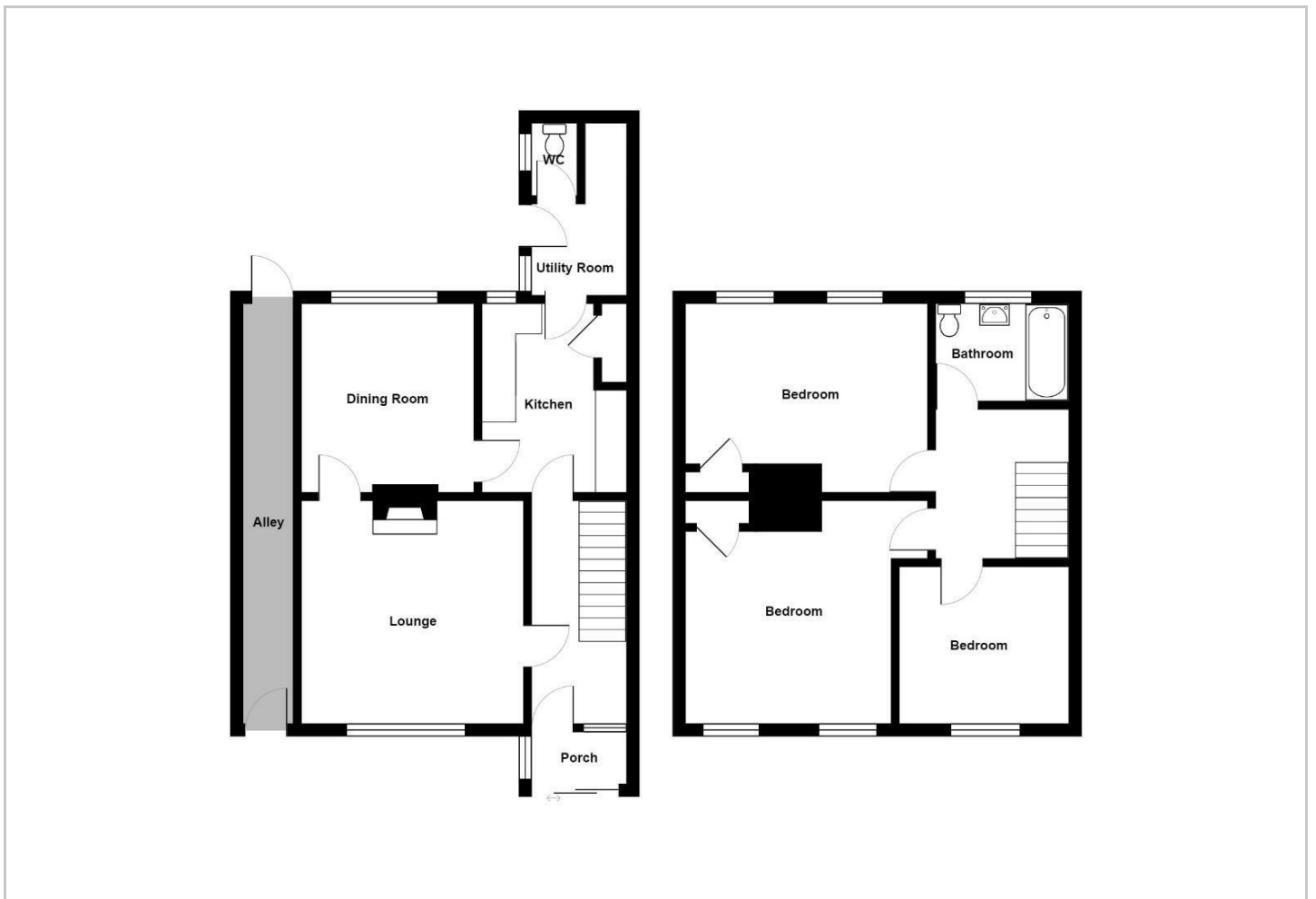
Hybrid Map



Terrain Map



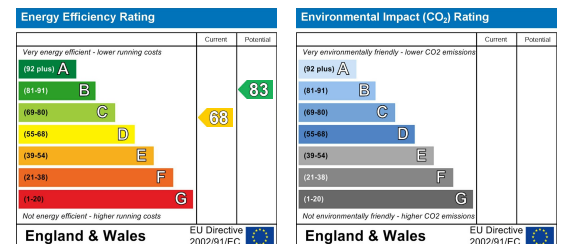
Floor Plan



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.