

HUNTERS[®]

HERE TO GET *you* THERE



Frenchay Park Road

Frenchay, Bristol, BS16 1LD

Offers In The Region Of £425,000



Council Tax: D



208 Frenchay Park Road

Frenchay, Bristol, BS16 1LD

Offers In The Region Of £425,000



Entrance

Via a double glazed doors leading into the porch.

Porch

6'3" x 2'1" (1.93m x 0.66m)

Tiled floor, double glazed door with side window leading into hallway.

Hall

16'4" x 6'3" (5.00m x 1.93m)

Double glazed obscure window to side, radiator, cupboard housing fuse box, wall light point, ceiling coving, door to ...

Lounge

13'6" x 13'3" (4.14m x 4.06m)

Double glazed bay window to front, marble style fireplace, radiator, two wall light points, double doors leading into the dining room. Separate door from hall into ...

Dining Room

15'5" x 11'8" (4.70m x 3.58m)

Double glazed window to side, two wall light points, double glazed doors with side screens leading onto the rear garden.

Kitchen

13'1" x 10'2" (3.99m x 3.10m)

Dimension into recess. Fitted with a range of wall, floor and drawer storage cupboards with work tops over to include a single drainer stainless sink unit, built in oven and hob with stainless steel effect splash back and extractor fan above, integrated dishwasher, space for upright fridge/freezer and washing machine, radiator, tiled walls, cupboard with

double glazed obscure window to rear housing a combination gas fired boiler for domestic hot water and central heating, double glazed door to side.

First Floor Landing

8'7" x 6'3" (2.64m x 1.93m)

Double glazed obscure window to side, wall light points, loft access.

Bedroom 1

14'4" x 12'7" (4.37m x 3.84m)

Double glazed bay window to front, radiator, a range of fitted furniture including wardrobes, chest of drawers and dressing table.

Bedroom 2

13'1" x 10'7" (3.99m x 3.24m)

Double glazed window to rear, radiator, built in wardrobes with sliding doors.

Bedroom 3

11'5" x 7'1" (3.48m x 2.16m)

Double glazed window to front, two radiators, a range of built in furniture including wardrobes with overhead storage, dressing table.

Bathroom

6'5" x 6'3" (1.96m x 1.91m)

Double glazed obscured window to rear, a white suite of low level w.c. pedestal wash basin and bath with shower attachment over, radiator.

Exterior

The property benefits from gardens arranged to the front and rear of the property providing a range of lawned and brick laid pathways and terraces all within mature boundaries having many established shrubs and plants. Outside w.c. with wash basin and toilet.

Tel: 0117 956 1234

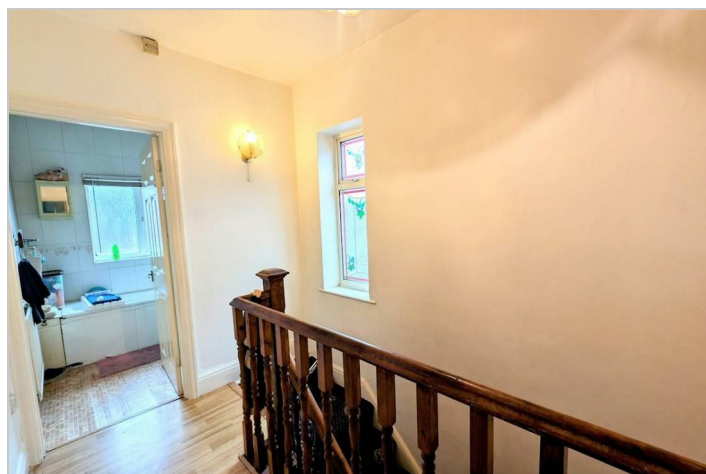
Detached Double Garage

20'0" x 18'4" (6.10m x 5.61m)

Within the rear garden is the detached double garage with roller up and over door, two double glazed windows to the rear, power and light, inspection pit and double glazed door leading onto the rear garden.

Additional Hard Standing/OSP

Directly along side the detached double garage and accessed via a wrought iron gate from a rear service lane is a generous hard standing suitable for a further vehicle.



Road Map



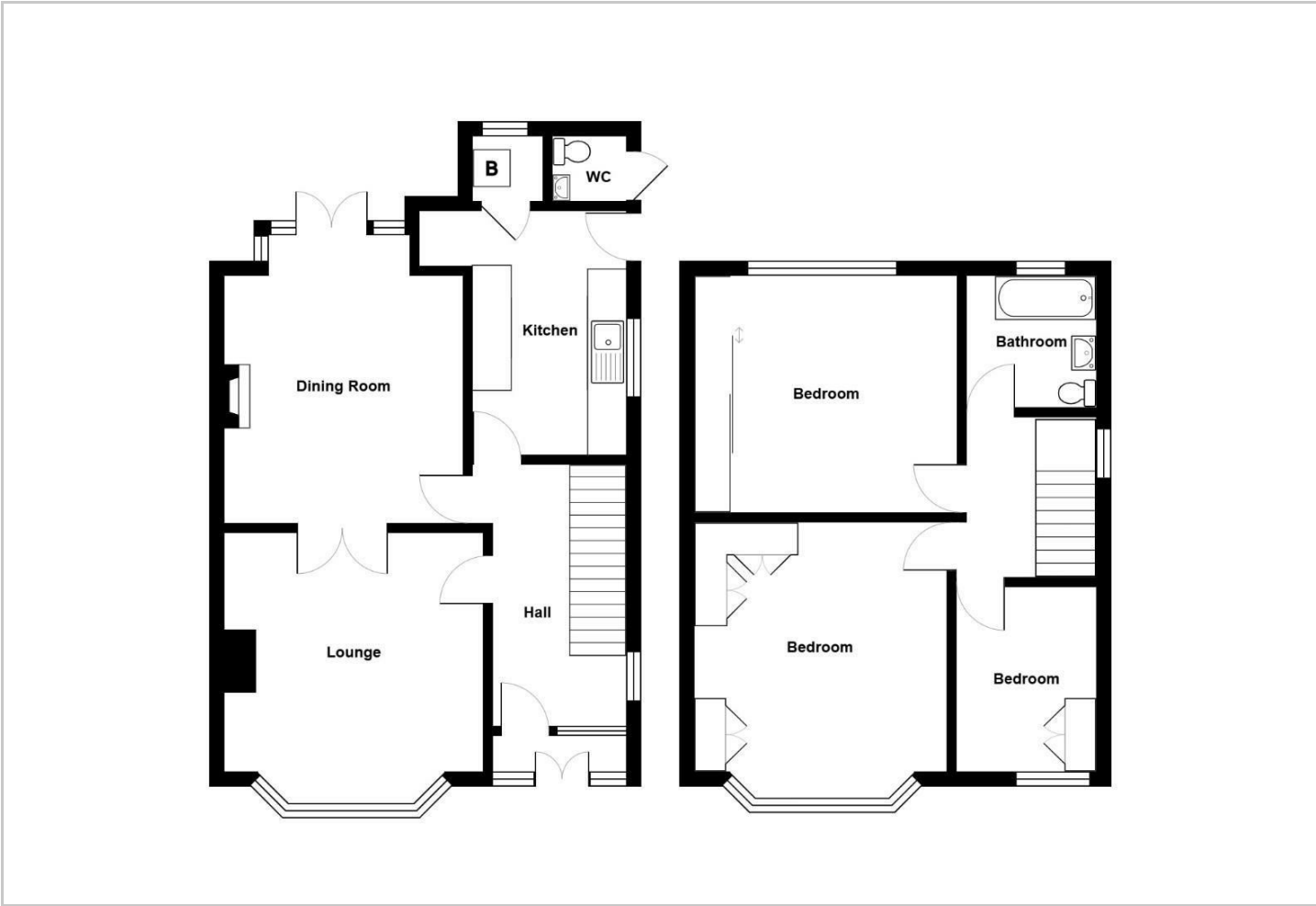
Hybrid Map



Terrain Map



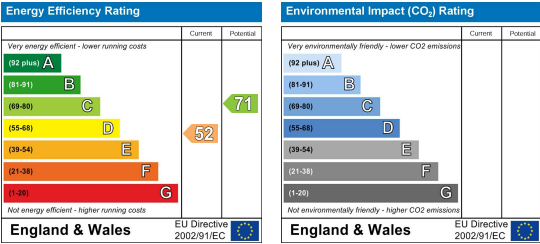
Floor Plan



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.