

## Dibden Road, Downend, Bristol, BS16 6UE

- First floor flat
- Popular location in Downend
- Lounge/diner
- Modern bathroom
- Private garden
- Within conversion of only 2 flats
- One bedroom
- Fitted kitchen with built in oven & hob
- Stair case access to boarded loft
- Off street parking space to front

**£850**



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## DESCRIPTION

A first floor flat located within the popular area of Downend offering well presented accommodation comprising: lounge/diner, bedroom, kitchen & modern bathroom. Benefiting from having a boarded loft with staircase access, garden & parking space. Available from 9th June on an unfurnished basis.



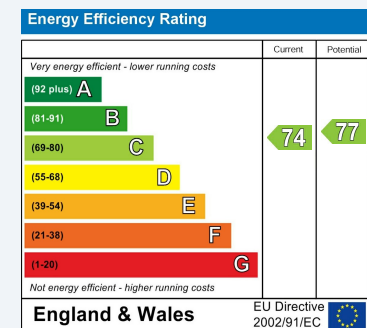






## ENERGY PERFORMANCE CERTIFICATE

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.



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.

### Viewings

Please contact [downend@hunters.com](mailto:downend@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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