

HUNTERS[®]

HERE TO GET *you* THERE



Harford Drive

Frenchay, Bristol, BS16 1NS

£250,000



Council Tax:



Bowood Harford Drive

Frenchay, Bristol, BS16 1NS

£250,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this purpose built ground floor flat which is located conveniently for access onto the Avon ring road, for the Metro bus service and for the Bristol cycle path. The property is also situated within easy reach of Bristol Parkway Station and for the Abbeywood Business Park.

Pleasant countryside walks towards Frenchay Common and along the Frome Valley Walkway towards Hambrook provide excellent outdoor recreational space.

The amenities of both Downend, Abbeywood and Emersons Green are a short drive away and include a variety of independent shops, supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The spacious accommodation comprises; entrance hall, a large lounge/diner which leads onto an open balcony overlooking well maintained communal gardens, a kitchen fitted with white high gloss units and incorporates an integral oven & hob, dishwasher and tall fridge freezer, a bathroom with an over bath shower system and two double bedrooms. Both bedrooms have fitted wardrobes and air conditioning units.

Additional benefits include; under floor heating, recently carpeted, double glazed windows, a security entry system and a single sized garage which is situated in a nearby rank.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a door with a security spy hole, leading into a vestibule.

VESTIBULE

Door leading into entrance hall.

ENTRANCE HALL

Security entry phone, airing cupboard, storage cupboard, telephone point, doors leading into all rooms.

LOUNGE/DINER

17'6" x 12'2" (5.33m x 3.71m)

Double glazed window to rear, coved ceiling, TV aerial point, telephone point, glazed door leading onto balcony.

BALCONY

8'7" x 3'1" (2.62m x 0.94m)

Open balcony overlooking communal gardens, terracotta tiled floor, door leading into utility cupboard.

UTILITY CUPBOARD

Housing washing machine and washing line.

KITCHEN

10'8" x 6'6" (3.25m x 1.98m)

Double glazed window to rear, stainless steel one and a half bowl sink drainer with tiled splash backs, range of fitted white high gloss wall and base units with soft close doors and drawers, incorporating a new integral stainless steel electric oven, four ring ceramic hob with external extractor fan over and a tall fridge freezer, roll edged worksurface, tiled floor.

BEDROOM ONE

12'10" x 8'6" (3.91m x 2.59m)

Double glazed window to front, range of fitted bedroom furniture comprising; wardrobes with

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shelving and hanging rails, over head storage cupboards and dressing table, air conditioning unit.

BEDROOM TWO

12'2" x 11'8" (3.71m x 3.56m)

Double glazed bay window to front, coved ceiling, fitted mirror fronted wardrobes with shelving and hanging rail, air conditioning unit.

BATHROOM

7'9" x 6'4" (2.36m x 1.93m)

Opaque double glazed window to rear, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled jacuzzi bath with over bath shower system and side splash screen, tiled splash backs, tiled floor, extractor fan.

OUTSIDE

Tiled balcony leading to a utility cupboard, overlooking landscaped gardens.

GARAGE

A single sized garage with metal up and over door situated in a nearby rank.

COMMUNAL GARDENS

The development is surrounded by established and

well maintained communal gardens which are mainly laid to lawn and displaying a variety of mature trees and shrubs.

ANTI-MONEY LAUNDERING

Anti Money Laundering.

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



Hybrid Map



Terrain Map



Floor Plan

**Bowood,
Frenchay**

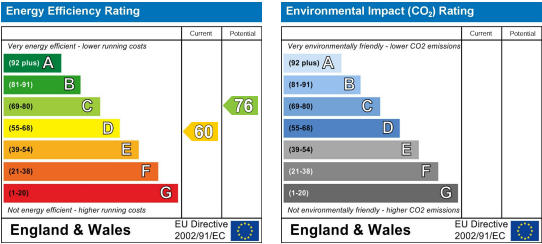
Approx. Floor Area
65.2SQM/701SQFT

GROUND FLOOR
701 sq.ft. (65.2 sq.m.) approx.

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.