

HUNTERS®

HERE TO GET *you* THERE



3 Holly Close

Speedwell, Bristol, BS5 7XP

£275,000



Hunters are pleased to offer for sale this 3 bedroom mid terrace property located in a nice quiet residential position within easy reach to Bristol centre. This well space property would make a great first time buyer home with internal accommodation briefly comprising to the ground floor, a good size lounge, a modern fitted kitchen/diner and a cloakroom. To the first floor there are 3 bedrooms and a modern fitted bathroom. Further benefits include, electric heating, double glazed windows, and a single garage in a nearby block. Viewing recommended.



Entrance

Via opaque double glazed door to

Hallway

Wood grain effect fitted laminate floor, wall mounted night storage heater.

Lounge 14'1" x 11'9" (4.31m x 3.60m)

Double glazed sliding doors to front, wood grain effect fitted laminate flooring, wall mounted night storage heater.

Kitchen/Diner 13'11" x 10'5" (4.26m x 3.20m)

Double glazed window to front, modern base and wall fitted units with tiled splash back and working surfaces incorporating a one and a quarter bowl sink, fitted electric hob with extractor over, plumbing for automatic washing machine, space for fridge/freezer, space and area for table and chairs.

First Floor Landing

Wall mounted night storage heater, access to loft space, over stairs built in storage cupboard housing a hot water cylinder.

Bedroom 1 12'3" x 9'7" (3.74m x 2.94m)

Double glazed window to front, wall mounted electric heater, fitted wardrobes.

Bedroom 2 11'8" x 7'9" (3.57m x 2.37m)

Double glazed window to front, wall mounted fitted electric heater.

Bedroom 3 7'9" x 6'2" (2.38m x 1.89m)

Double glazed window to front, wall mounted fitted electric heater.

Bathroom

A modern suite with opaque double glazed window to rear, panelled bath with overhead shower, chrome effect fitted taps, pedestal wash hand basin with chrome effect mixer tap, low level w.c. heated towel, partly tiled throughout.

Exterior

To the front, is mainly laid to paving with some mature planting, wrought iron gate.

Garage

The property benefits from having a garage that's located within a nearby block.

Parking Space

This property has an allocated parking space that's located in parking space number 2 within a parking bay nearby.

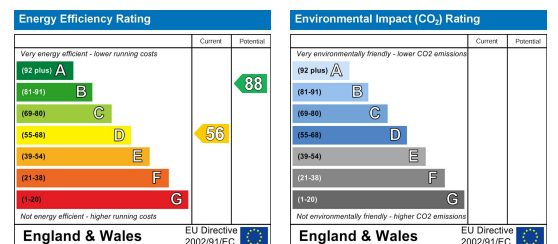
Area Map



Floor Plans



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.

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