





Harcourt Avenue,  
Bristol,  
BS5 8QR

£350,000

 3  2  1  A

Hunters, Fishponds are delighted to offer for sale this superb 3 bedroom detached bungalow offered with no onward chain, set within a private road offering good internal space. This fabulous property would suit many buyers and is located within a position acquiring good access to Bristol centre. The property briefly comprises, 3 good size bedrooms (master with ensuite shower room) a generous lounge/diner, a rear conservatory, a modern fitted kitchen, and a fitted modern wet room. Further benefits include, dg windows, gas central heating, off street parking, an enclosed rear garden and a detached garage. We would highly recommend an internal viewng to fully appreciate what this bungalow has to offer.





## ENTRANCE

Double glazed door to...

## HALLWAY

Radiator, wood grain effect laminate floor.

## LOUNGE/DINING ROOM 15'5" x 13'5"

Two radiators, wood grain effect laminate floor, double glazed sliding doors to rear.

## KITCHEN 10'2" x 7'6"

Double glazed window to front, wall mounted Worcester gas combination boiler serving central heating and hot water, range of base and wall fitted units with roll top working surfaces and tiled splash backs incorporating a one and quarter bowl sink, fitted electric hob with oven below, plumbing for automatic washing machine, space for fridge freezer.

## CONSERVATORY 10'5" x 9'3"

Double glazed window surround, double glazed French doors to rear, views onto garden, tiled flooring.

## BEDROOM 1 11'6" x 9'8"

Double glazed window to front, fitted wardrobes and cupboard above, radiator.

## ENSUITE SHOWER ROOM

Comprising of cubicle with overhead Gainsborough shower, wall mounted wash hand basin, low level WC, radiator.

## BEDROOM 2 11'6" x 10'2"

Double glazed window to rear, radiator.

## BEDROOM 3 10'3" x 7'6"

Double glazed window to rear, radiator.

## WET ROOM

Skylight, modern fitted with chrome heated towel rail, wall mounted wash hand basin, low level WC, overhead shower off main system.

## EXTERIOR TO THE FRONT

Private driveway offering off street parking for one vehicle, timber shed and access to detached garage.

## DETACHED GARAGE 15'11" x 8'6"

Power and light with sperate lockable storage to the rear.

## GARDEN

Paved patio adjoining the property the remainder laid to lawn with mature planting.

## Solar Panels

Please note the solar panels installed do not work





Tenure: Freehold  
 Council Tax Band: C

- Detached 3 bedroom bungalow
- Good internal space
- Generous lounge/diner
- Offered with no onward chain
- Conservatory
- Detached garage
- Off street parking
- Enclosed rear garden
- Wet room and ensuite shower room
- Modern fitted kitchen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.