

HUNTERS®

HERE TO GET *you* THERE



14A Eaton Close

Fishponds, BS16 3XL

Offers In The Region Of £275,000



Hunters are delighted to offer for sale this 2 bedroom detached property located within a position being close to the Bristol to Bath cycle track and is also within walking distance to Fishponds high street. This property would either suit first time buyers or buy to let investors. Internally this contemporary home comprises of, a spacious open plan lounge/dining room/kitchen having French doors to the rear opening onto the rear garden, with a gloss fitted kitchen having integral appliances, you will also find to the ground floor a modern fitted shower room. To the first floor there are 2 bedrooms. Further benefits include UPVC double glazed windows, solar panels, electric heating, a single garage, and a large rear garden.



ENTRANCE

Via UPVC double glazed door to lobby, stairs to first floor, wall mounted electric heater, double glazed UPVC window to side, wood grain effect laminate floor.

OPEN PLAN LOUNGE/DINING/KITCHEN 28'8" x 13'8" (8.73 x 4.17)

Overall measurement. UPVC double glazed French doors to rear opening onto the garden, wall mounted fitted electric heater, space and area for table and chairs and sofa. The kitchen area has UPVC double glazed window to side. The kitchen comprising of contemporary fitted gloss white base and wall units with working surfaces incorporating a single bowl sink, integral fridge and separate freezer, fitted electric hob with oven below and extractor over, plumbing for automatic washing machine, understairs built in storage.

SHOWER ROOM

UPVC double glazed window to side, sink into storage unit with cupboard below, low level w.c. oversize double shower tray with overhead shower.

FIRST FLOOR LANDING

UPVC double glazed window to side.

BEDROOM 1 13'3" x 7'3" (4.04 x 2.20)

UPVC double glazed window to rear, wall mounted fitted electric heater.

BEDROOM 2 12'2" x 8'10" (3.70 x 2.70)

UPVC double glazed windows to front, wall mounted fitted electric heater.

EXTERIOR

To the rear has a timber decked area adjoining the property. The remainder is laid to lawn with lap wood fenced borders with further timber decked area leading to side access gate onto pedestrian side access lane.

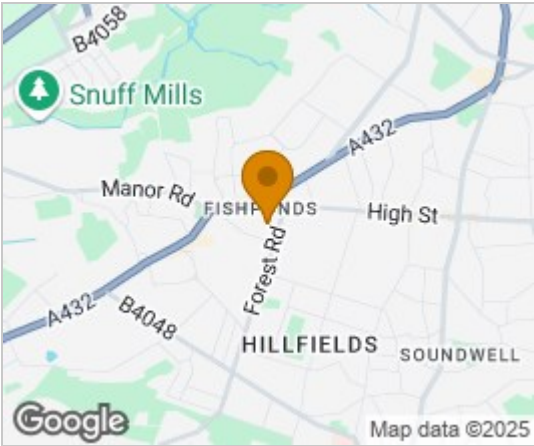
SINGLE GARAGE

Located in a block of three next to the property.

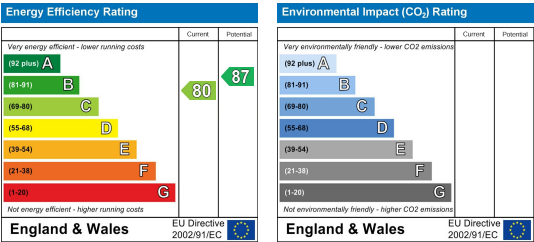
FURTHER BENEFTS

The property has solar panels which are owned by the property.

Area Map



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.