





Wytherlies Drive,  
Bristol,  
BS16 1HX

£315,000

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Hunters are delighted to offer for sale this immaculate and well spaced 2 double bedroom semi detached property set within a lovely cul-de-sac position having good access to the Metro bus, the M32, Snuff Mills offering scenic river walks and Bristol centre. This superb property has the benefit of being offered with vacant possession and would make a great first time buyer home. Internally this modernised property is well presented throughout and briefly comprises of, a generous lounge/diner, a modern fitted kitchen, along with 2 good size bedrooms and bathroom to first floor. Further benefits include, Upvc dg windows, gas central heating, a fabulous enclosed rear garden and a drive way offering off street parking. An internal viewng is highly recommended to appreciate what this property has to offer.





## ENTRANCE

Opaque UPVC double glazed door to...

## LOBBY

Wood grain effect laminate floor, etched paneled glass door to...

## LOUNGE/DINER 13'8" x 11'10"

UPVC double glazed window to front, radiator, wall mounted electric feature fire, stairs to first floor.

## KITCHEN/BREAKFAST ROOM 11'8" x 7'7"

UPVC double glazed window to rear having pleasant outlook onto rear garden, double glazed door to rear opening onto rear garden, wood grain effect laminate flooring. Kitchen comprising of modern fitted base and wall paneled units with sparkle effect roll top working surfaces and tiled splash backs incorporating a one and quarter bowl sink, fitted gas hob with oven and grill below with extractor over, plumbing for automatic washing machine, space for fridge freezer.

## FIRST FLOOR LANDING

Access to loft space.

## BEDROOM 1 11'9" x 8'3"

UPVC double glazed window to front, radiator.

## BEDROOM 2 11'10" x 7'8"

UPVC double glazed window to rear, over stairs built in storage cupboard housing modern Baxi combination boiler serving central heating and hot water, fitted radiator.

## BATHROOM

Luxury appointed with a opaque UPVC double glazed window to side with bath suite comprising of white paneled bath having overhead shower and separate extra large showerhead off main system, chrome effect mixer taps, low level WC, chrome effect heated towel rail, sink into storage unit with cupboard below, decoratively tiled throughout.

## EXTERIOR TO THE REAR

Has a lovely landscaped enclosed garden with paved patio adjoining the property the remainder laid to lawn with curved bedding to sides offering attractive and mature planting, timber shed, space for bin storage behind shed, outside tap, side pedestrian access via gate leading to front.

## TO THE FRONT

Driveway offering off street parking for several vehicles leading to side access pedestrian gate leading to rear garden, The remainder of the garden is mainly laid to lawn with some mature planting.

## AML (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”






Tenure: Freehold  
Council Tax Band: B

- Fabulous 2 bedroom semi detached!
- Lovely cul-de-sac position
- Offered with vacant possession
- Beautifully presented throughout
- Ideal first time buyer home
- Generous lounge/diner
- Modern kitchen and bathroom
- Driveway offering off street parking
- Within walking distance to the Metro bus
- Good access to the M32, Snuff Mills and Bristol centre

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>66</div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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		
England & Wales		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.