

# HUNTERS®

HERE TO GET *you* THERE



## 2 Little Parr Close

Stapleton, Bristol, BS16 1AF

£325,000



Hunters are pleased to offer for sale this 3 bedroom semi detached house including a side self contained annexe. This property would make a great investment to either suit first time buyers or buy to let investors looking for a good rental yield. Internally the property comprises, a lounge, kitchen/diner, a bathroom, 2 double bedrooms and garden. The adjoining self contained annex extension comprises, an open plan lounge/kitchen to ground floor, a double bedroom and shower room to first floor and its own garden. Further benefits include gas central heating, gardens for both and off street parking. Viewing recommended.





ENTRANCE VIA  
Door into...

LOUNGE 13'7" x 11'10" (4.16m x 3.63m )  
Window to front, radiator, understairs storage.

KITCHEN 11'10" x 9'5" (3.62m x 2.88m )  
Kitchen comprising of base and wall fitted units with roll top working surfaces incorporating a single bowl sink, fitted electric hob with oven below, space for fridge freezer, door leading to garden.

FIRST FLOOR LANDING  
Access to loft space.

BEDROOM 1 9'8" x 8'8" (2.97m x 2.65m )  
Window to front, radiator.

EN-SUITE SHOWER ROOM  
Shower cubical with overhead shower, sink into storage unit.

BEDROOM 2 9'11" x 6'7" (3.03m x 2.03m )  
Window to front, radiator, built in storage.

BATHROOM  
Comprising of paneled bath, low level WC, pedestal wash hand basin.

EXTERIOR TO THE REAR  
Enclosed garden which is mainly laid to lawn.

TO THE FRONT  
Offers off street parking for one vehicle.

SELF CONTAINED ANNEXE 24'0" x 7'2" (7.32m x 2.20m )  
Entrance via double glazed door leading to...

OPEN PLAN/KITCHEN/DINING /LIVING AREA 24'0" x 7'2" (7.32m x 2.20m )  
Double glazed French doors to rear opening onto garden, double glazed window to front, wall mounted gas combination boiler serving central heating and hot water, stairs to first floor, radiator, some fitted wall mounted base and wall kitchen units with roll top working surfaces incorporating a single bowl sink, fitted electric hob with oven below, space for fridge freezer.

FIRST FLOOR LANDING

BEDROOM 1 13'8" x 7'2" (4.19m x 2.19m)  
fitted radiator, double glazed window to rear.

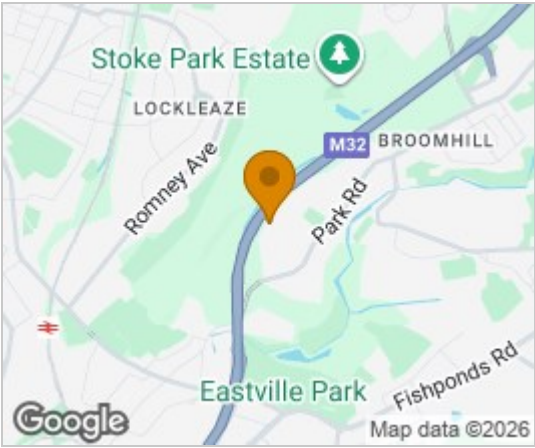
SHOWER ROOM  
Double glazed window to front, comprising of cubical with overhead shower, radiator, low level WC and sink into storage unit.

EXTERIOR TO THE REAR  
Has enclosed garden which is mainly laid to lawn.

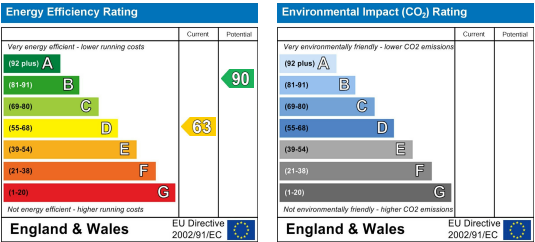
EXTERIOR TO THE FRONT  
Offers off street parking for one vehicle.

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"

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.