

HUNTERS®

HERE TO GET *you* THERE



44 Gill Avenue

Oldbury Court, BS16 2NB

£325,000



Hunters are delighted to offer for sale this spacious 3 bedroom semi detached home located in a desirable position within walking distance to Vassalls Park and Fishponds high street offering a wide range of shops. This property would make a great first time buyer property with internal accommodation briefly comprising, to the ground floor, a generous lounge/diner, and a modern gloss fitted kitchen/breakfast room. To the first floor there are 3 good size bedrooms and modern fitted bathroom. Further benefits include, dg windows, gas central heating, off street parking and a large rear garden with side pedestrian access.



ENTRANCE

UPVC double glazed paneled door to...

HALLWAY

Stairs to first floor.

LOUNGE 15'5" x 11'8" (4.71m x 3.57m)

Double glazed window to rear having views onto garden, radiator, feature fireplace.

KITCHEN/DINER 18'10" x 8'11" (5.76m x 2.74m)

Double glazed French doors to rear opening up onto garden, double glazed window to front. Modern fitted kitchen with a wide range of base and full gloss units with tiled splash back and beech block effect working surfaces incorporating a single bowl sink, fitted electric hob with oven below and extractor over, space for fridge freezer, plumbing for automatic washing machine, radiator, space and area for table and chairs.

FIRST FLOOR LANDING

Double glazed window to front.

BEDROOM 1 13'1" x 9'9" (4.01m x 2.99m)

Double glazed widow to rear, radiator.

BEDROOM 2 11'8" x 9'8" (3.57m x 2.95m)

Double glazed window to rear, radiator.

BEDROOM 3 10'1" x 7'11" (3.08m x 2.42m)

Double glazed window to front, radiator.

BATHROOM

Opaque double glazed window to side, modern white suite comprising of paneled bath with overhead mixer shower, low level WC, sink into storage unit with drawer and cupboard space below with chrome effect mixer tap, chrome effect heated towel rail, partly tiled throughout.

EXTERIOR TO THE FRONT

Mainly laid to gravel with side pedestrian access via wooden gate with tarmac driveway offering off street parking.

EXTERIOR TO THE REAR

Large enclosed garden with lap wood fenced borders with paved patio adjoining the property the remainder is mostly laid to lawn with side access and space for storage via gate leading to front.

AML (Anti money laundering)

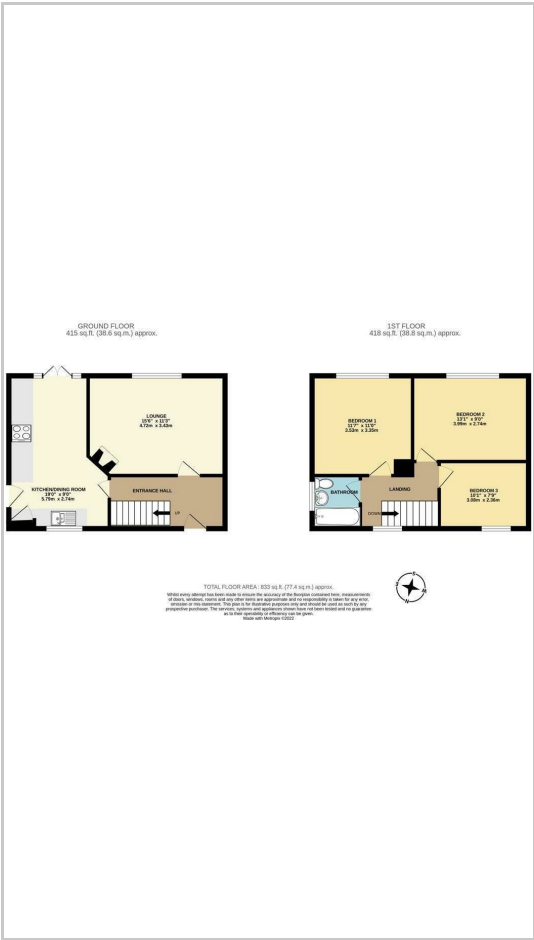
“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property 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”

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.

Area Map



Floor Plans



Energy Efficiency Graph

