

HUNTERS®

HERE TO GET *you* THERE



6 Jeffreys Court, Marina Gardens

Bristol, BS16 3YN

£215,000



Hunters are pleased to offer for sale this spacious 2 double bedroom maisonette located on the popular Marina Gardens development. This ideal first time buyer property is offered with vacant possession and requires some internal improvement ready to create a lovely home. The location of this property is within close distance to local bus routes leading to Bristol centre and a short walk away from the high street offering many shops. The property internally briefly comprises a generous lounge/diner, a modern gloss fitted kitchen along with 2 double bedrooms and bathroom to the 2nd floor. Further benefits include upvc dg windows, electric heating, an off street parking space and beautifully maintained communal gardens surrounding the development. Viewing recommended.



ENTRANCE

Communal entrance door with entry phone system with staircase, flat 6 located on the first floor via door into...

LOBBY/OFFICE AREA 10'2" x 10'2" (3.10m x 3.10m)

Spiral stairs leading to first floor, wall mounted night storage heater, wall mounted entry phone system.

LOUNGE/DINER 19'8" x 10'9" (6.01m x 3.29m)

UPVC double glazed box bay window to front and separate UPVC double glazed window to front, one wall mounted night storage heater and one wall mounted electric fitted heater, double glazed window to side.

KITCHEN 10'2" x 9'3" (3.11m x 2.83m)

UPVC double glazed window to side, modern gloss fitted kitchen with base and wall units having working surfaces incorporating a single bowl sink, fitted electric hob with extractor over, seperate oven and grill, plumbing for dishwasher, plumbing for automatic washing machine, space for fridge freezer.

FIRST FLOOR LANDING

Cupboard housing hot water cylinder.

BEDROOM 1 10'10" x 9'8" (3.32m x 2.96m)

Skylight window to front, wall mounted electric heater, fire exit with further storage area.

BEDROOM 2 12'2" x 9'8" (3.72 x 2.97m)

Skylight window to front, wall mounted heater.

BATHROOM

Double glazed window to side, paneled bath having overhead shower, pedestal wash hand basin, low level WC, tiled flooring.

EXTERIOR

The property benefits from enjoying communal gardens that are surrounding the development.

PARKING

The property benefits from having its own allocated parking space. There is also parking for visitors in the visitors section.

LEASE INFORMATION

The remainder of a 965 years. Service charge is approximately £120 per month.

AML (Anti money laundering)

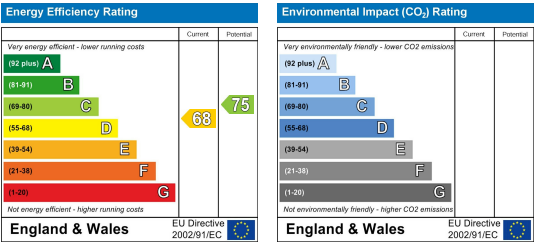
Area Map



Floor Plans



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.