

HUNTERS®

HERE TO GET *you* THERE



159 Gill Avenue

Fishponds, BS16 2PJ

Guide Price £160,000



Cash buyers only... Hunters are delighted to offer for sale this spacious 2 double bedroom apartment. Internally this property is well modernised and would make either a great first time buyer home or would suit a landlord investor. The location of this property is within close distance to Vassalls Park. Internally the property comprises of a generous lounge, a modern white gloss fitted kitchen/breakfast room, a modern fitted shower room and 2 double bedrooms. Further benefits include, gas central heating via a combi boiler, double glazed windows, off street parking and a large private secluded garden. An internal viewing is recommended. Recommended for cash buyers as non standard construction.



ENTRANCE

Via double glazed panelled door to staircase.

FIRST FLOOR LANDING

Storage cupboard, fitted radiator, access to loft space.

LOUNGE/DINER 15'2" x 10'7" (4.63 x 3.23)

Double glazed window to front, fitted radiator.

KITCHEN/DINER 16'0" x 10'0" (4.88 x 3.05)

Double glazed window to rear, wall mounted gas combination boiler serving central heating and hot water, fitted radiator. A good range of fitted base and wall gloss white units with rolled topped 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, space and area for breakfast table and chairs.

BEDROOM 1 14'8" x 8'11" (4.48 x 2.71)

Double glazed window to front, fitted radiator.

BEDROOM 2 10'6" x 8'10" (3.19 x 2.68)

Double glazed window to rear, fitted radiator.

SHOWER ROOM

Comprising of a modern suite with corner cubicle with overhead shower, pedestal wash hand basin, low level w.c.

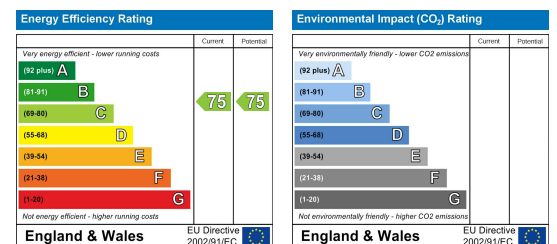
EXTERIOR

To the front has a driveway offering off street parking with side access gate. To the rear benefits from having its own private secluded garden, accessed via a gate with a mixed lawn and mature planting.

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.

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