

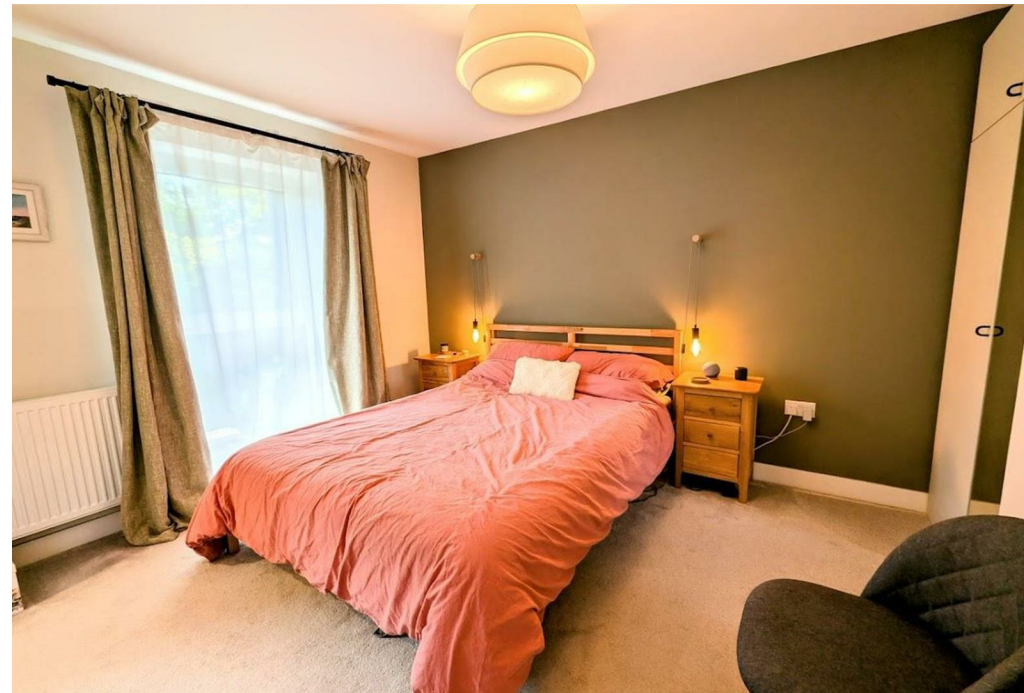


# The Berries, Bristol, BS16 2JZ

£415,000

3 3 1 B

Hunters are delighted to offer for sale this stunning 3 double bedroom end terraced Town House located in a fabulous new Linden Homes development within close proximity to Fishponds high street along with convenient access to the M32 and Snuff Mills offering scenic walks. This impressive home arranged over 3 floors has been maintained to a high standard since new and offers light and contemporary accommodation throughout. Ideally suited to professionals, young families or first time buyers. Internally the property offers a spacious Hall, shower room and bedroom 3 on the ground floor. On the first floor there is an open plan arranged Lounge/Dining room with Balcony and opening into the stylish kitchen. On the top floor there are 2 double bedrooms (one with en-suite shower) and a luxury bathroom. This property occupies a discreet position with a pleasant 'green' outlook. The home benefits from a specific off street parking space and integral garage (with utility area). Further benefits include owned Solar heating panels, Upvc double glazed windows, gas central heating and an enclosed rear garden. Hunters Exclusive - recommended viewing



## GROUND FLOOR

Composite entrance door into..

## HALL

Feature timber grain effect floor, staircase to first floor with cupboard beneath, door into integral garage, half glazed door leading onto rear garden, radiator.

## BEDROOM 3 9'9" x 9'6"

UPVC double glazed French doors leading onto the rear garden, radiator.

## SHOWER ROOM 10'9" x 2'8"

Luxury appointed with white suite of low level WC, pedestal wash hand basin, heated towel rail, attractive splash back tiling, fully tiled enclosure with a built in thermostatically controlled shower, concealed ceiling spotlights.

## FIRST FLOOR LANDING

Staircase to top floor, radiator, floor to ceiling height UPVC double glazed window with pleasant open aspect, twin doors from landing into..

## OPEN PLAN LOUNGE/DINING ROOM 23'9" x 9'11"

A lovely through room with floor to ceiling height window and Juliet balcony to the front, 2 radiators, UPVC double glazed French doors to rear leading onto BALCONY(264m x 1.43m) Wide opening into..

## KITCHEN 7'2" x 9'0"

A stunning room with a stylish contemporary range of powder grey finished wall, floor and drawer storage cupboards to incorporate a double oven, inset gas hob with extractor fan above, timber grain effect floor, splash back tiling integral dishwasher, and fridge/freezer, cupboard housing a Logic system S18 gas fired combination boiler for hot water and central heating, UPVC double glazed window to the rear overlooking the rear garden and balcony.

## TOP FLOOR landing

Access to roof space, radiator, airing cupboard with hot water cylinder, UPVC double glazed window to side.

## BEDROOM 1 11'1" x 9'11" excluding wardrobe

Double glazed floor to ceiling window with pleasant open outlook, radiator, door into..

## ENSUITE SHOWER ROOM 6'11" x 4'5"

Luxury appointed with a white suite of low level WC and pedestal wash basin, tiled walls and floor, UPVC double glazed and frosted window to front, heated towel rail, concealed ceiling spotlights, tiled shower enclosure with a built in thermostatically controlled shower.

## BEDROOM 2 9'10" x 9'10"

Excluding wardrobe recess, radiator, UPVC double glazed window to rear, radiator.

## BATHROOM 6'11" x 5'6"

Luxury appointed with a white suite of paneled bath having mixer shower attachment over, low level WC, pedestal wash basin, partly tiled floor and walls, chrome effect fitted towel rail, UPVC double glazed and frosted window to rear, concealed ceiling spotlights.

## INTEGRAL GARAGE 19'5" x 9'10"

Up And over door, fitted working surface with cupboard beneath, inset single drainer sink unit with mixer taps over, electric fuse box, space for automatic washing machine and tumble dryer.

## EXTERIOR TO THE REAR

Arranged to the rear of the property the fully enclosed rear garden Enclosed garden offers a paved patio surface alongside a well tended lawn, rear pedestrian gate with access onto side pedestrian pathway.

## TO THE FRONT

The property benefits from an additional parking space in front of the property.

## COMUNITY CHARGE

The homeowner is responsible for the annual payment of £202 payable as a service charge to First Port as a contribution towards the upkeep of the general development and community.

## SPECIAL FEATURE

This property enjoys the benefit and ownership of Solar Panels which has beneficial impact on energy charges.

Tenure: Freehold  
Council Tax Band: D



- Superior modern Town House with stunning accommodation arranged over 3 floors
- Discreet position with lovely open 'green' outlook
- 3 generous Bedrooms (one with en-suite Shower)
- Additional Bathroom and separate Shower room
- Feature Living room with Juliet balcony and access to stylish kitchen with built-in appliances
- A modern contemporary end terraced Linden Homes property
- Enclosed rear garden
- Off street parking space and integral Garage (with utility area)
- Gas central heating and Owned Solar energy panels
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.