



Pinkhams Twist, Bristol

, BS14 0SB

£160,000



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HUNTERS[®]
HERE TO GET *you* THERE

Pinkhams Twist, Bristol

DESCRIPTION

This flat, currently listed for sale with no onward chain, is in good condition and offers an array of desirable features. Its location is ideal, being close to public transport links, schools, and local amenities, making it a perfect choice for couples, first-time buyers or investors.

The property boasts one well-proportioned double bedroom with built-in wardrobes, delivering a blend of comfort and practicality. The reception room is inviting and spacious, serving as an excellent lounge area for relaxation and entertainment. The flat comes with a kitchen, which provides the perfect space to bring out your culinary expertise.

Further benefits include a garage, storage shed, communal drying facilities and a communal garden.



ROOMS

ENTRANCE PORCH

Entrance door into porch, space for tumble dryer, door into..

ENTRANCE HALLWAY

Storage cupboard housing electric meter, radiator, doors to accommodation.

BEDROOM

uPVC double glazed window to side, radiator, built in storage cupboard.

LOUNGE

uPVC double glazed window to side elevation, laminate flooring, radiator, storage cupboard housing free standing gas boiler.

KITCHEN

uPVC double glazed window to side elevation, fitted with a range of wall and base units with work tops over incorporating single drainer sink unit with mixer tap over, electric oven with extractor hood over, plumbing for automatic washing machine, under counter fridge and freezer, laminate flooring, tiled splashbacks.

SHOWER ROOM

Shower cubicle with electric shower over, low level w.c, wash hand basin inset within vanity unit, laminate flooring, tiled splashbacks, sensor lighting, extractor fan.

OUTSIDE

COMMUNAL GARDEN

Mainly laid to lawn.

COMMUNAL DRYING AREA

Secure communal area with three rotary washing lines.

STORAGE CUPBOARD

Secure outdoor storage.

GARAGE LOCATED IN BLOCK

Up and over door.

Material Information - Whitchurch

Tenure Type; Leasehold

Leasehold Years remaining on lease; 999 from new

Leasehold Ground Rent £95.00 per month

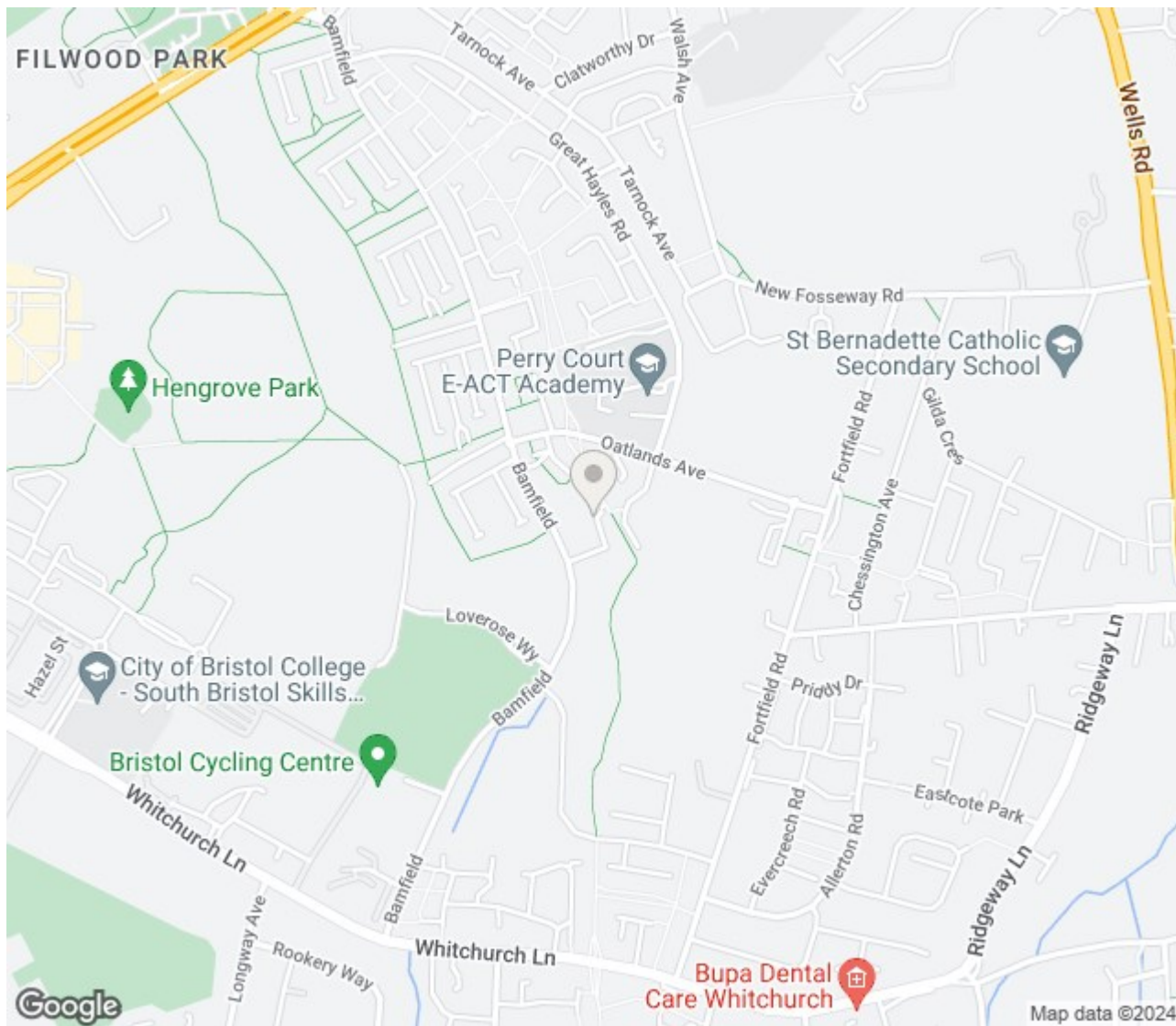
Council Tax Banding; A



Floor Plan
Floor area 605 sq.ft.

TOTAL: 605 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com





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