



Hosey Walk, Bristol
, BS13 9AE

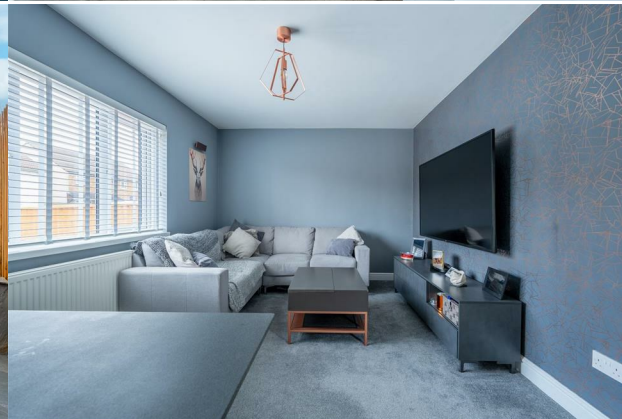
£260,000



Hosey Walk, Bristol

DESCRIPTION

This stunning two bedroom home has been recently renovated and is the perfect opportunity for a first time buyer or investor. The accommodation comprises of an entrance hallway giving access to the lounge/diner, kitchen and stair access to the first floor all to the ground floor. The first floor comprises of two good sized bedrooms and a bathroom. This property also benefits from a spacious rear garden, a driveway providing off street parking, uPVC double glazing throughout, being based in a cul-de-sac location and is also being sold with no onward chain! Call today to view.



ROOMS

Front garden

Driveway providing off street parking, fenced around, side access into the hallway and to the rear garden.

Entrance hallway

uPVC front door into the entrance hall, access to build in storage, to the kitchen, lounge and stairs leading to the first floor.

Kitchen

uPVC double glazed window to rear elevation and a uPVC double glazed sliding door into the rear garden, a mixture of wall and base units with counter tops over providing a sink, induction hob, and space for a fridge freezer while also having plumbing for a washing machine and dishwasher.

Lounge/Diner

uPVC double glazed window to front elevation and a radiator.

Bedroom One

uPVC window to front elevation, a radiator and built in wardrobes.

Bedroom Two

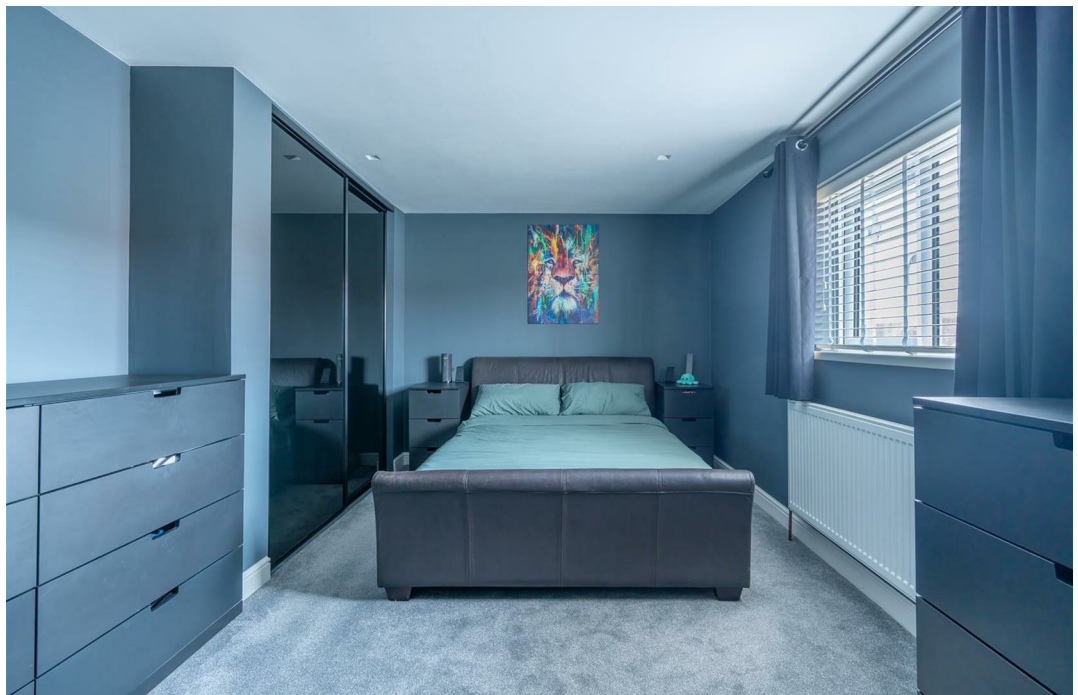
uPVC double glazed window to rear elevation and a radiator.

Bathroom

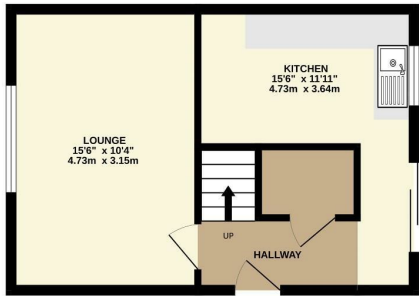
uPVC double glazed window to rear elevation, radiator, toilet, sink in a vanity unit and a bath with a mixer shower over

Rear garden

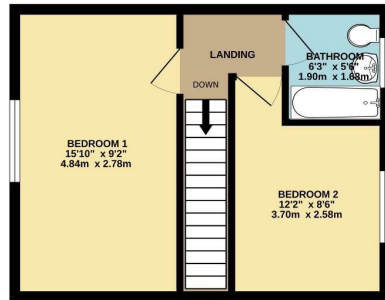
Private rear garden fenced all around, tiles area with steps up to a lawned area and a wooden shed at the back.



GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.
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GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



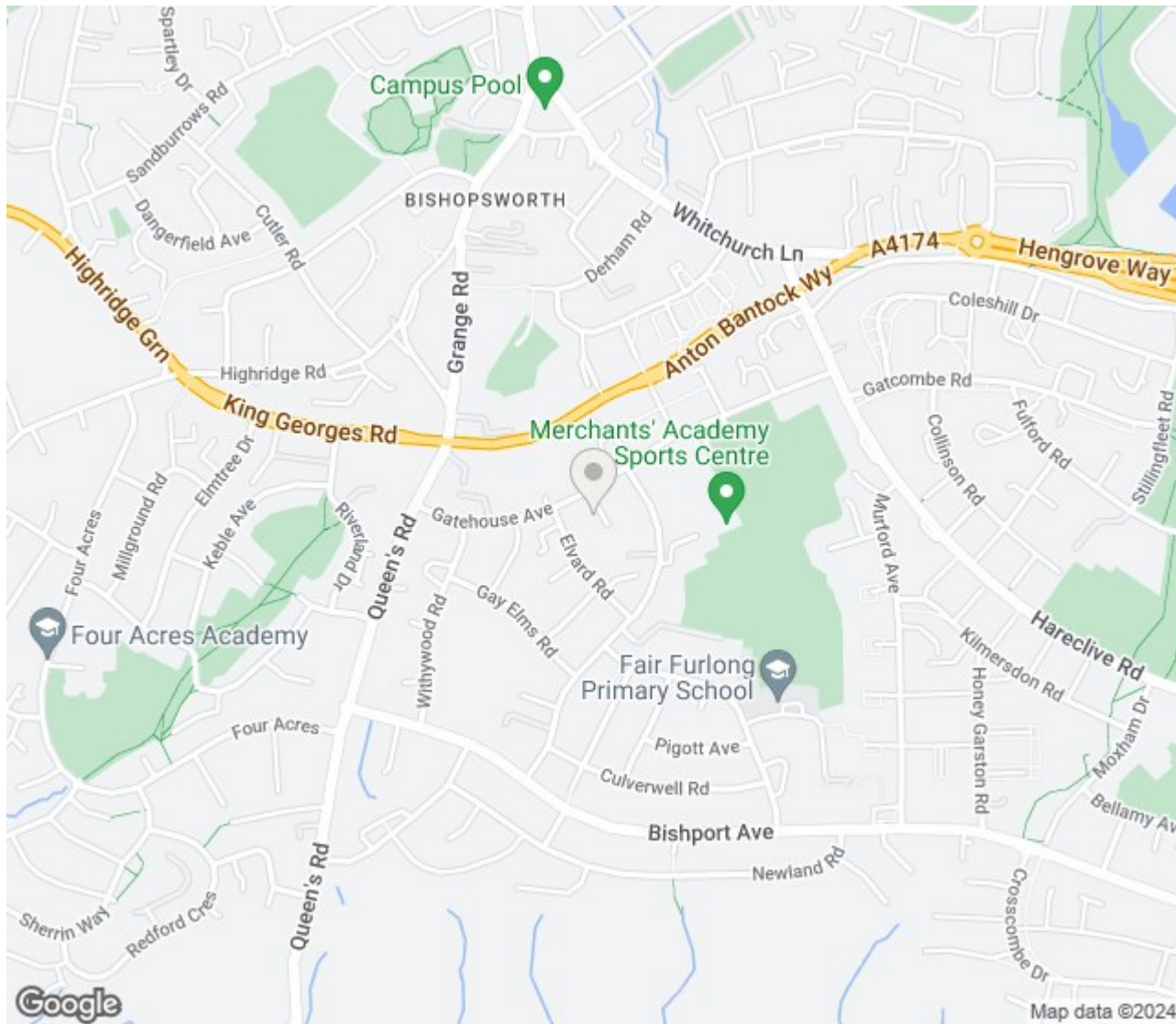
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	73	
(69-80) C		
(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.

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