



HUNTERS[®]
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96 Leinster Avenue, Bristol, BS4 1NN

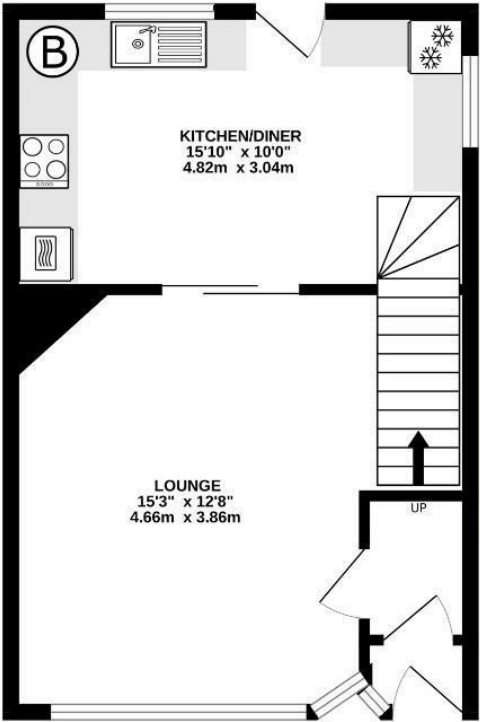
96 Leinster Avenue, Bristol, BS4 1NN

£280,000

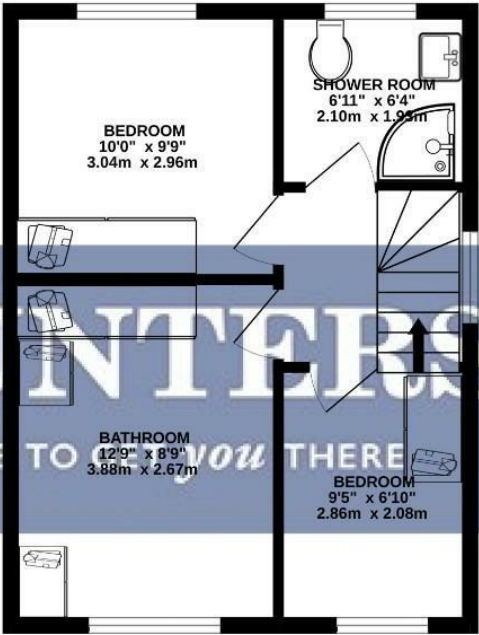
Welcome to Leinster Avenue, Bristol - a charming property that could be your next dream home! This delightful end terrace house boasts 3 cosy bedrooms, perfect for a growing family or those in need of a home office.

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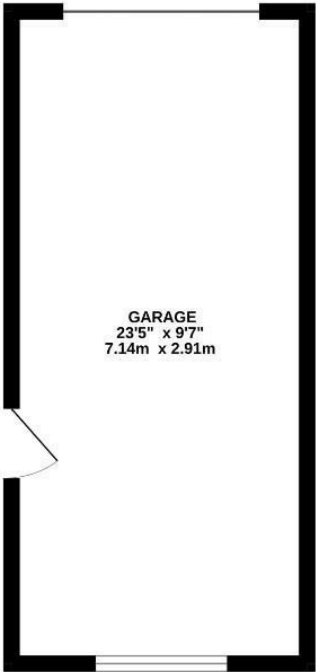
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
249 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	63		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance Porch

Brick built with uPVC double glazed entrance door, tiled flooring

Entrance Hall

uPVC double glazed door, cupboard housing meters, stairs to first floor

Lounge

uPVC double glazed bay window to front, gas fire with feature surround, radiator, sliding doors leading to the kitchen/diner, carpet

Kitchen/Dining Room

uPVC double glazed windows to rear and side, range of wall and base units with work surfaces above, sink drainer, induction hob with extractor above, fitted oven and grill,, integrated fridge/freezer, plumbing for dishwasher, plumbing for washing machine, radiator, karndean flooring, uPVC double glazed door leading to the rear garden

Landing

uPVC double glazed window to side, carpet

Bedroom one

uPVC double glazed window to front, radiator, fitted wardrobes, carpet

Bedroom Two

uPVC double glazed window to rear, radiator, fitted wardrobes, carpet

Bedroom Three

uPVC double glazed window to front, fitted storage, radiator, carpet

Shower Room

uPVC double glazed window to rear, shower cubicle with mixer shower, vanity wash hand basin, w.c, radiator,

Front Garden

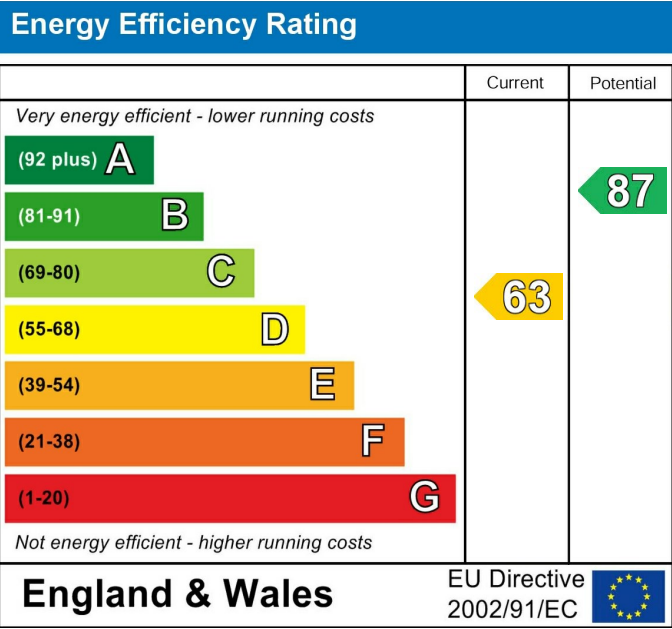
Enclosed with gated access, flower borders

Rear Garden

Fully enclosed with gated side access, mainly laid to patio with flower borders, gated rear access proving hard standing for off street parking

Garage

Detached garage situated to the rear with power and lighting and an alarm. up and over garage door



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. 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.





