



**HUNTERS**<sup>®</sup>  
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30 Cheers Drive, Bristol, BS5 7FQ

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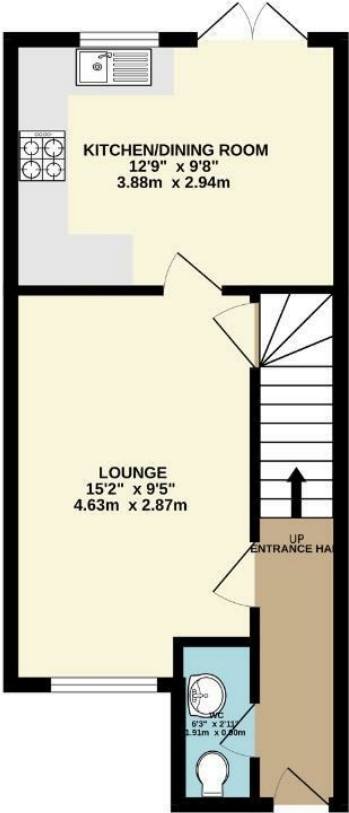
## Offers In Excess Of £295,000

**\*\*ONLY 5 YEARS OLD - STILL UNDER WARRANTY!\*\*** Look at the peaceful tidy location of this new estate just minutes away from St George Park! and walking distance to Fishponds & Church Road amenities. Boasting two off street parking spaces and side access to the low maintenance garden. Inside this lovely home is a lounge and cloakroom that leads to a kitchen diner at the back with French doors. Upstairs boasts two double bedrooms and a bathroom. The condition is the real wow factor with no improvements needed. The running costs are low as the property has an EPC rating of B! Please get in touch to arrange a visit.

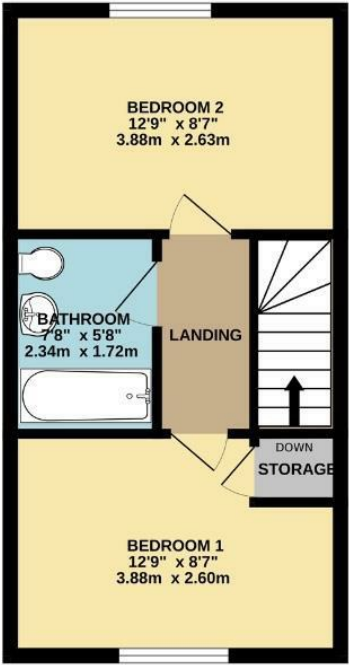
- 5 Years Old!
- Still in NHBC Warranty
- EPC Rating B 58 Square Metres
- Low Maintenance & Low Running Costs
- Fantastic Condition Throughout
- Off Street Parking for Two Cars
- Side Gate to Garden with Large Storage Shed
- Bathroom & Cloakroom
- Kitchen Diner with French Doors
- Two Double Bedrooms

Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
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GROUND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



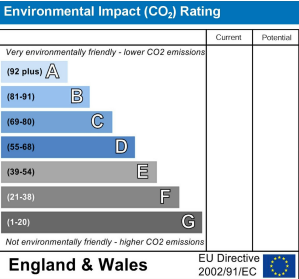
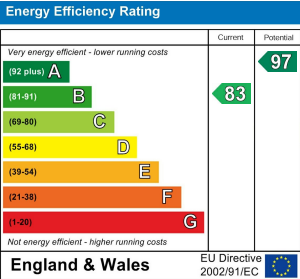
1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



2 BED END TERRACE

TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Made with Metreplan 62025





**FRONT DOOR**

Composite door opening into

**ENTRANCE HALL**

Radiator, wall mounted meters, stairs to first floor and doors into

**CLOAKROOM**

WC and wash hand basin, radiator

**LOUNGE**

15'1" x 9'4"  
Double glazed window to front, radiator, doors into

**STORAGE**

Under stairs storage cupboard

**KITCHEN DINER**

12'9" x 8'0"  
Wall and base units with work surface over, cupboard housing combination boiler (5 years old, serviced yearly). Sink and drainer, integrated dish washer, tiled splash backs, fitted oven and hob with extractor fan over, space for washing machine and fridge freezer, double glazed window to rear dining area with space for table and chairs, radiator, double glazed French doors to rear garden

**STAIRS**

Leading to first floor landing with loft access and doors to

**BEDROOM ONE**

12'9" x 8'2"  
Double glazed window to rear, radiator

**STORAGE**

Built in cupboard over stairs

**BATHROOM**

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, towel radiator, extractor fan

**BEDROOM TWO**

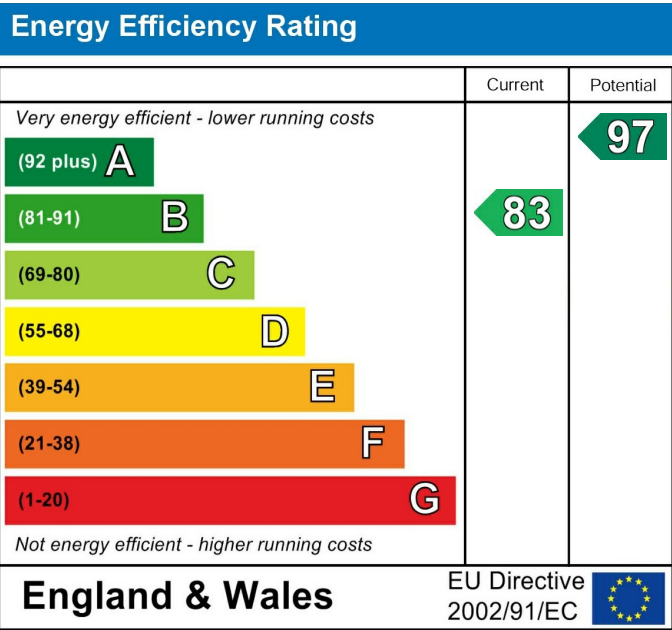
12'9" x 8'5"  
Two double glazed windows to front, radiator

**GARDEN**

Patio, outdoor tap, large shed into narrowing end, fencing, side gate to

**PARKING**

Two paved parking bays in front of the house



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.

















