



# 12a Hinton Road

, Greenbank, BS5 6HB

**Offers In Excess Of £230,000**



Nestled in the charming area of Greenbank, Hinton Road presents a delightful opportunity to acquire a well-appointed Garden Flat. This one-bedroom Flat is perfect for individuals or couples seeking a comfortable and convenient living space. The Garden is a must see and will be no doubt the highlight of the property when you view.

Upon entering, you will find a welcoming reception room that offers a versatile area for relaxation and entertaining. The layout is designed to maximise space and light, creating an inviting atmosphere. The bedroom is a tranquil retreat, providing a peaceful haven for rest and relaxation.

The property also features a well-equipped bathroom, ensuring all your daily needs are met with ease. The flat's location in Greenbank is particularly appealing, as it offers a blend of urban convenience and suburban charm. Residents can enjoy easy access to local amenities, parks, and transport links, making it an ideal base for both work and leisure.

This flat is a wonderful opportunity for those looking to embrace a vibrant community while enjoying the comforts of home. Whether you are a first-time buyer or seeking a rental investment, this property on Hinton Road is certainly worth considering.



Hallway

Entrance door, laminate flooring, wall mounted gas boiler, opening to:-

Lounge/Diner 11'11" x 10'11" (3.63 x 3.32)

Laminate flooring, radiator, double glazed doors to garden, door to:-

Kitchen 10'0" x 5'5" (3.05 x 1.64)

Matching range of wall and base units with worktop space over, sink unit, space for washing machine, cooker, dishwasher, fridge, double glazed window, radiator, door to:-

Bathroom 11'4" x 4'11" (3.46m x 1.50m)

Three piece suite comprising of panelled bath with shower attached over, low level wc, wash hand basin with under storage, tiled surround, two double glazed windows, radiator, tiled flooring

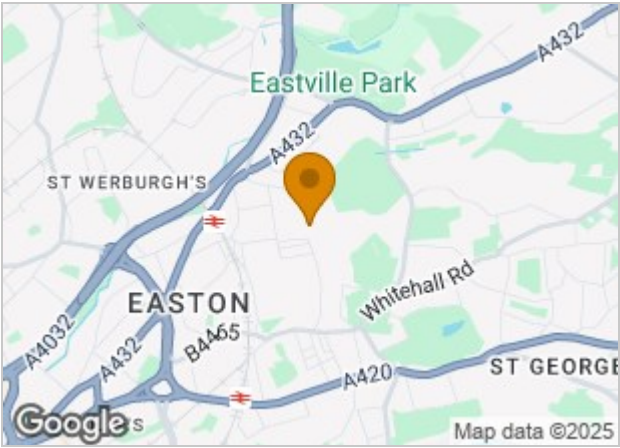
Bedroom 1 12'0" x 10'8" (3.66 x 3.26)

Double glazed window, radiator

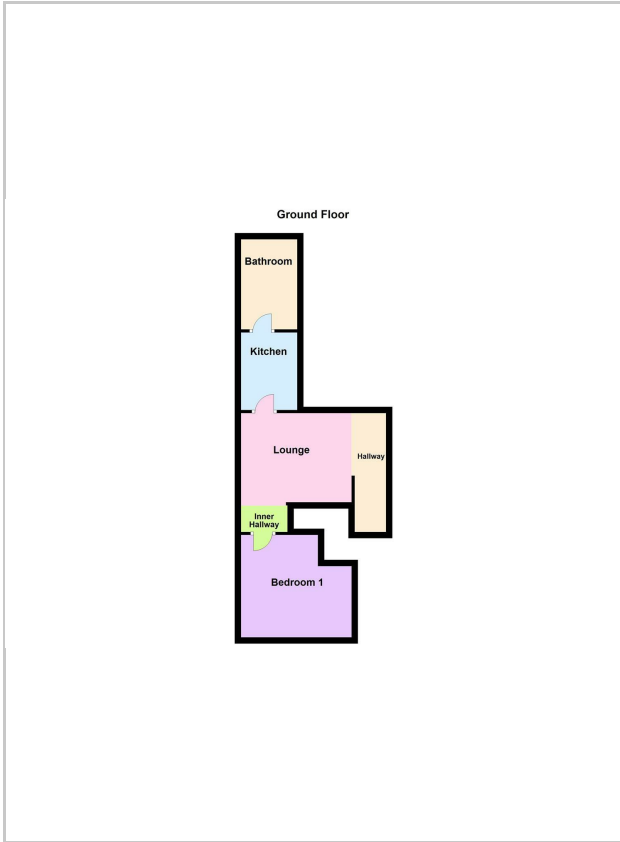
Garden

Raised wooden decked seating area overlooking the garden, the garden is laid to mainly stone chippings with mature trees and shrubs surrounding. Storage Shed

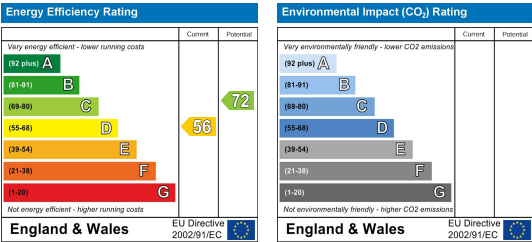
Area Map



Floor Plans



Energy Efficiency Graph



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