HUNTERS®

HERE TO GET *you* THERE



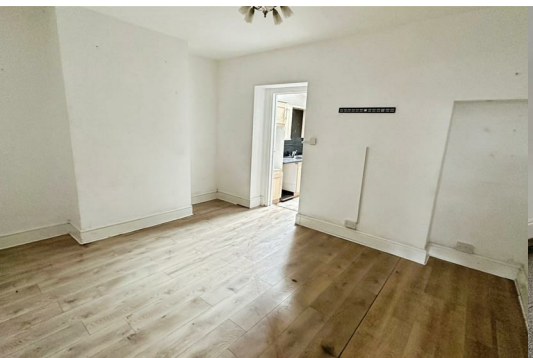
Rodney Avenue

Bristol, BS15 1EQ

£240,000

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Hunters are pleased to offer for sale this spacious period 2 double bedroom mid terrace property offered with vacant possession. Internally the property requires some refurbishment therefore suited to buyers looking to create a home from a project. To the ground floor there is a front lounge, a 2nd reception room, a rear kitchen, a utility area and bathroom. To the first floor there are 2 double bedrooms and a further 2nd bathroom. Further benefits include, gas central heating, dg windows and a rear garden. We would recommend an internal vieiwng.





Entrance
Via UPVC pannelled door to ...

Hallway
Fitted radiator, wood grain effect fitted laminate floor, stairs to first floor.

Lounge 11'1" x 10'9" (3.38m x 3.30m)
UPVC double glazed window to front, fitted radiator, fitted understairs storage cupboard.

Second Reception Room 14'6" x 11'11" (4.42m x 3.65m)
Wood grain effect fitted laminate floor, fitted radiator.

Kitchen 13'8" x 9'2" (4.19m x 2.80m)
A range of fitted base and wall units with working surfaces and tiled splash back incorporating a single bowl sink, fitted gas hob with extractor over, wall mounted gas combination boiler serving central heating and hot water, door into ...

Utility/Storage Area 7'4" x 6'5" (2.25m x 1.96m)
Double glazed door leading to garden.

Bathroom
Comprising of modest bath with shower mixer tap, low level w.c. pedestal wash hand basin and is mostly tiled throughout, wall mounted heated towel rail.

First Floor Landing

Bedroom 1 14'6" x 10'9" (4.42m x 3.30m)
UPVC double glazed window to front.

Bedroom 2 10'9" x 10'9" (3.30m x 3.30m)
UPVC double glazed window to rear, fitted radiator.

Second Bathroom 10'2" x 6'11" (3.12m x 2.11m)
Comprising pannelled bath, low level w.c pedestal wash hand basin, wall mounted heated towel rail.

Exterior
To the rear is mainly laid to paving, enclosed with lap wood fenced borders, timber shed located to the rear of the garden.

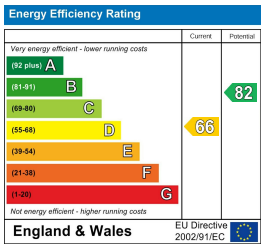
AML (Anti money laundering)
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted’’

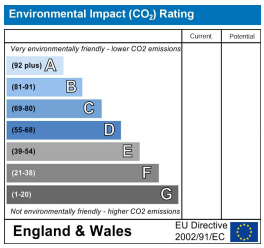
Area Map





Energy Efficiency Graph





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.
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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