







47a Redhill Drive, Fishponds, Bristol BS16 2AG

Offers In Excess Of £350,000

HUNTERS®
HERE TO GET *you* THERE

- Fabulous 2 double bedroom detached property
- Spacious open plan lounge into dining room
- Off street parking for 2 vehicles
- Stylish 4 piece re-fitted bathroom
- Backing on open parkland
- Contemporary modern decorations throughout
- Bi-fold doors with lovely views and opening onto rear garden
- Modern re-fitted kitchen
- Ideal first time buyer home!
- Highly popular Redhill Drive

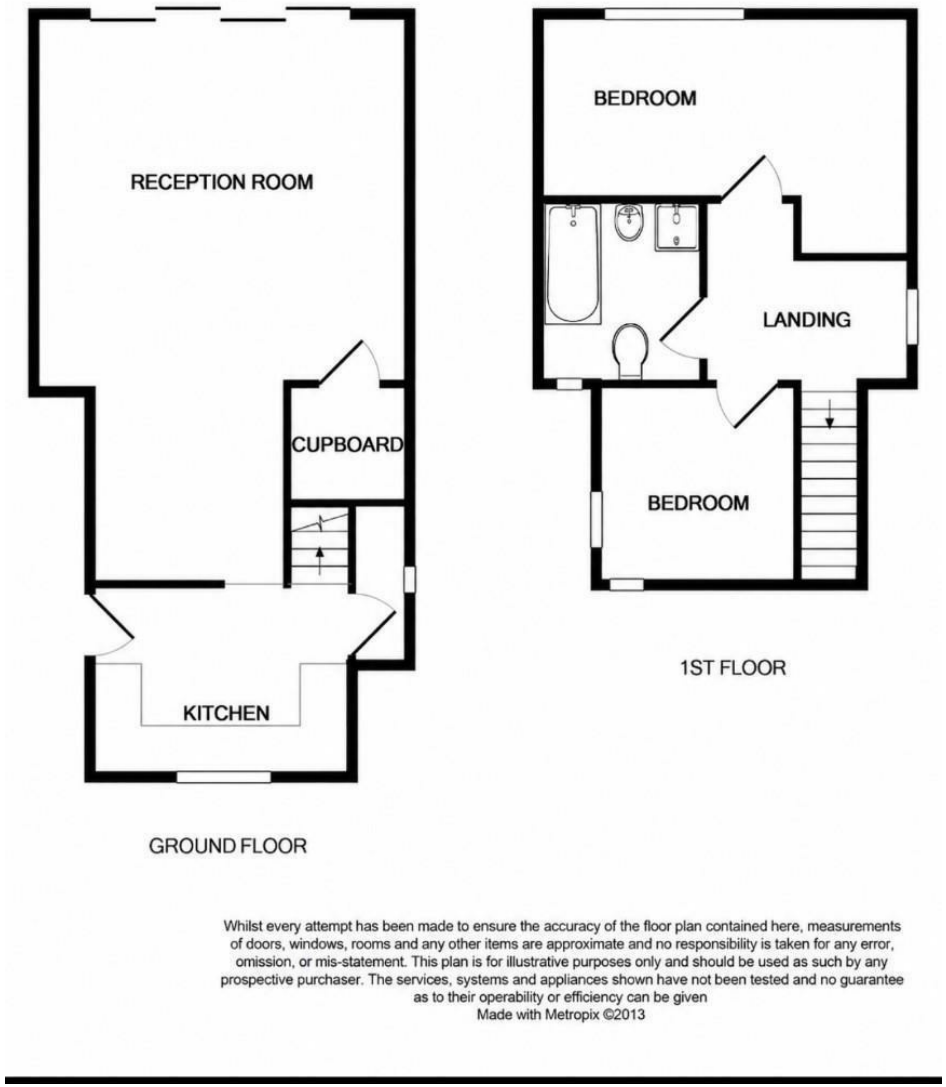
Hunters are extremely pleased to offer for sale this highly rewarding 2 double bedroom detached property located in a desirable position on the popular Redhill Drive back onto stunning open parkland. Internally this lovely open planned property offers stylish and well modernised decorations throughout. This fabulous property would make a great first time buyer home with accommodation briefly comprising, a re-fitted modern kitchen with Husk island offering further storage and seating. To the lower level you will find a superb open plan lounge/dining room with bi-fold doors to rear with lovely viewing onto the rear garden. To the first floor there are 2 double bedrooms and a re-fitted stylish 4 piece bathroom suite. Further benefits include, UPVC dg windows, gas central heating, off street parking, side pedestrian access, an enclosed garden with open views onto open parkland having pedestrian back access. The location of this fine home is within walking distance to bus routes taking you into Bristol centre and Fishponds high street offering many shops. We would highly recommend vieiwng this fantastic property.











Viewing

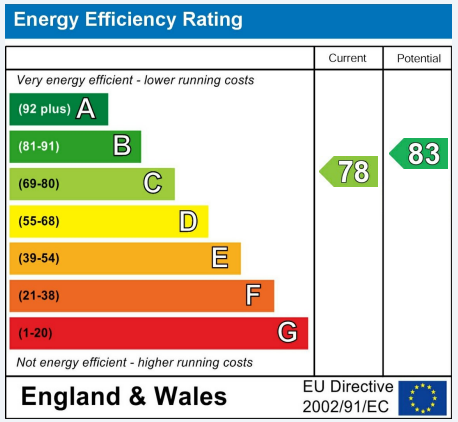
Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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fishponds@hunters.com https://www.hunters.com

The Property Ombudsman

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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