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23 Elder Avenue, Bristol, BS4 1FU

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£325,000

****NO ONWARD CHAIN**** Situated in Elder Avenue, Bristol, this modern end-terrace house presents an excellent opportunity for first-time buyers, small families, or investors. Built in 2023 with its 10-year Checkmate warranty the property boasts a contemporary design that prioritises energy efficiency using an air source heat pump & MEV ventilation system. ensuring a comfortable and sustainable living environment.

Spanning an impressive 883 square feet, the home features a welcoming lounge and kitchen/diner that provides a perfect space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for family or guests. The property also includes a bathroom, ensuite shower room & ground floor W/C offering convenience and privacy for all occupants.

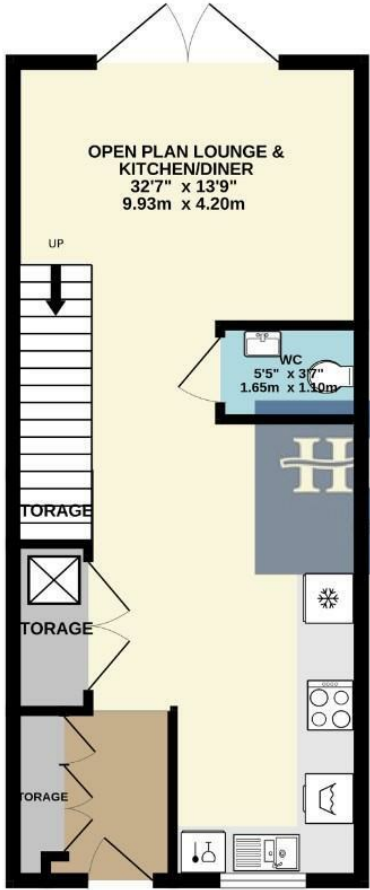
One of the standout features of this property is the larger than average rear garden, which not only provides a delightful outdoor space for children to play or for hosting summer gatherings but also includes side access for added practicality. Additionally, the house comes with two allocated parking spaces, a valuable asset in this bustling area.

The property also features ample storage available throughout, ensuring that all your belongings can be neatly organised.

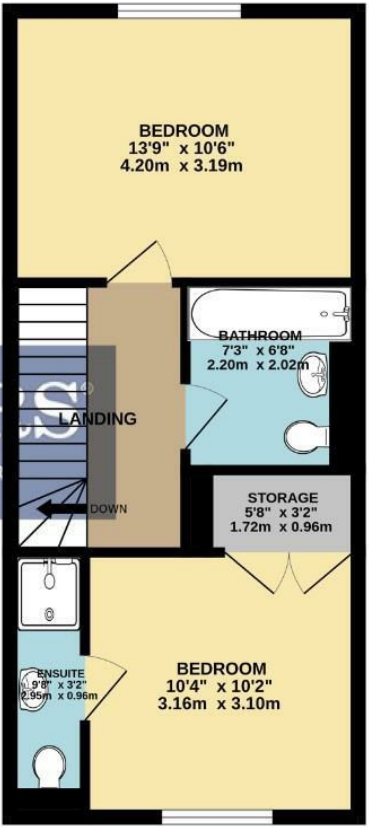
This property is ideally situated, making it a perfect choice for those looking to enjoy the vibrant lifestyle that Bristol has to offer. With its local amenities and thoughtful design, this home is ready to welcome its new owners. Don't miss out on this fantastic opportunity to secure this beautiful property. Contact us today to arrange your internal viewing - 0117 9723948 or email us at knowle.bristol@hunters.com

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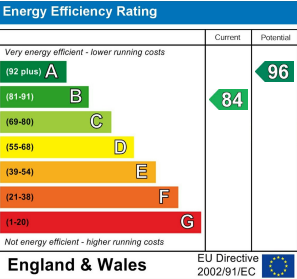
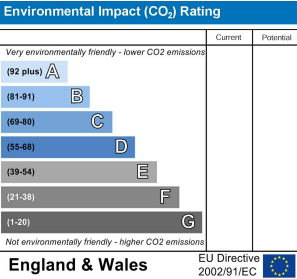
GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 883sq.ft. (82.0 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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Two Allocated Parking Spaces

Situated to the side of the property, providing parking for two vehicles.

Entrance Hall

Entrance door to front elevation, Storage cupboard, Radiator, Laminate flooring.

Kitchen/Diner

Triple glazed window to front elevation, Wall and base units with work surfaces above, Integrated dishwasher, Integrated washer/dryer, Integrated upright fridge freezer, Sink drainer, Integrated oven with hob and extractor fan above, Storage cupboard housing electrics and air source heat pump, Radiator, Laminate flooring.

Lounge

Triple glazed double doors to rear elevation, Stairs to first floor, Under stairs storage cupboards, Radiator, Laminate flooring.

W/C

Situated on the ground floor. Low level W/C, Wash hand basin, Laminate flooring.

Landing

Doors to rooms, Radiator, Carpet.

Bedroom One

Triple glazed window to front elevation, Door to ensuite, Double doors to built in wardrobe, Radiator, Carpet.

Ensuite

Shower cubicle, Low level W/C, Was hand basin, Mirror cabinet, Heated towel rail, Tiled floor.

Bedroom Two

Triple glazed window to rear elevation, Radiator, Carpet.

Bathroom

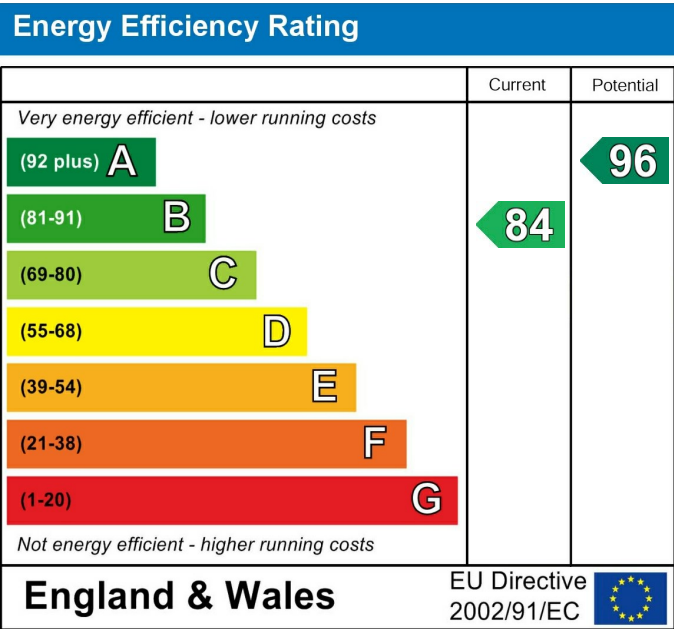
Panelled bath with shower over, Low level W/C, Wash hand basin, Under sink storage, Mirror cabinet, Heated towel rail, Tiled floor.

Rear Garden

Enclosed, Private, larger than average rear garden perfectly positioned to enjoy sunshine all day, Laid to paving stone, Laid to chipping stones area, Raised flower beds, Gate providing side access.

Service Charge

Service Charge - £283.18 PA at time of listing includes the upkeep of private road (estate), communal green spaces and play areas



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.







