





23 The Berries,  
Bristol,  
BS16 2JZ

£415,950

3 3 1 B

Hunters are delighted to offer for sale this beautifully presented 3 bedroom townhouse located in a popular development in the heart of Fishponds within walking distance to the high street offering an array of shops. This property benefits from having a lovely front aspect and view onto a nearby green having attractive trees. Internally this fabulous home offers excellent space with versatile living suited to many buyers briefly comprising to the ground floor, the 3rd bedroom/guest room/study, a contemporary fitted shower room and access to the integral garage. To the first floor there is a superb open plan, lounge into the kitchen/dining along with lovely views to the front and a balcony offering seating to the rear off the dining room. To the 2nd floor there are a further 2 bedrooms, with the master bedroom having an ensuite shower room along with a separate family bathroom. Further benefits include, Upvc dg windows, gas central heating, a rear garden, an integral garage with a utility area, and an allocated off street parking space opposite the property. We would strongly advice a viewing to fully appreciate this quality home.





### Entrance

Via a door into ....

### Hallway

Stairs to first floor, door leading to garden, understairs storage cupboard, fitted radiator, door leading to integral garage.

### Shower Room

Contemporary fitted cubicle with chrome effect fitted shower which runs off the mains system, pedestal wash hand basin, tiled splash back, chrome effect mixer tap, low level w.c. partly tiled throughout.

### Bedroom 3/Guest Room/Study

UPVC double glazed French doors to rear which opens up onto the garden, fitted radiator.

### First Floor Landing

Fitted radiator, UPVC double glazed window to front with pleasant outlook and views onto open green space with attractive trees and stairs to second floor.

### Open Plan Lounge 24'9" x 17'3"

L Shaped into Kitchen/dining room. Dimension at longest and widest point. The lounge area has UPVC double glazed window to front with pleasant outlook and views onto open green with attractive trees and fitted radiator, opening into dining room area with fitted radiator, double glazed French doors to rear opening onto a balcony area, space and area for dining table and chairs, fitted radiator.

### Kitchen Area

Double glazed window to rear, a good range of modern fitted base and wall units with tiled splash backs and working surfaces incorporating a one and a quarter bowl sink, integral dishwasher, fitted gas hob with extractor over, separate fitted oven, integral fridge/freezer, cupboard housing Ideal gas boiler serving central heating and hot water.

### First Floor Landing

Access to loft space, fitted radiator, built in cupboard housing hot water tank.

### Bedroom 1 11'7" x 10'0"

UPVC double glazed window to front with pleasant outlook and views, fitted paneled wardrobe with hanging and drawer space, fitted radiator.

### Ensuite Shower Room

Opaque double glazed window to front, modern suite comprising of double tray

with overhead shower which runs off the mains system, wall mounted chrome effect heated towel rail, low level w.c. pedestal wash hand basin, partly tiled throughout.

### Bedroom 2 12'6" x 9'10"

UPVC double glazed window to rear, fitted radiator.

### Bathroom

Opaque UPVC double glazed window to rear, luxury appointed suite comprising of, a white paneled bath with chrome effect overhead shower which runs off the mains system, pedestal wash hand basin, low level w.c. chrome effect heated towel rain, partly tiled throughout.

### Integral Garage 19'9" x 9'10"

Up and over door, power. light and utility area with some base units with working surfaces incorporating a single bowl sink, plumbing for automatic washing, space for tumble dryer, space for freezer.

### Exterior

To the rear has a lovely enclosed low maintenance garden with paved patio adjoining the property with the remainder laid to artificial grass with lap wood fenced borders a side border laid to attractive pebble decorations with raised bedding to rear ready for planting and access gate leading onto pedestrian rear access lane.

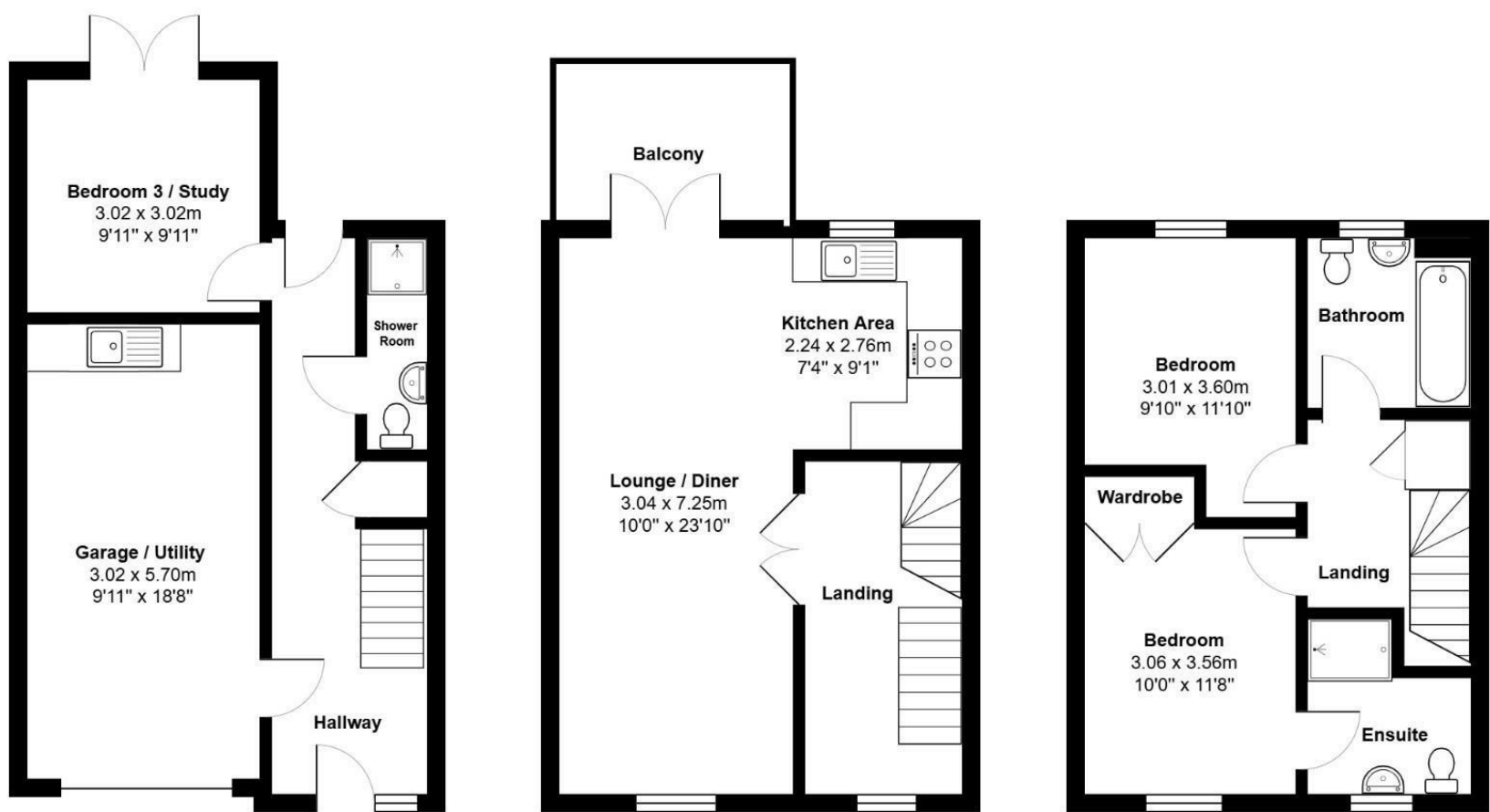
### Parking Space

This property also benefits from having its own allocated parking space located opposite the property.

### 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”

Tenure: Freehold  
Council Tax Band: C



- Superb 3 bedroom townhouse
- Beautifully decorated and modernised
- Spacious and versatile living
- Ideal first time buyer or family home
- Stunning open plan living room into kitchen/diner
- Downstairs shower room and integral garage with utility area
- Ensuite shower room to the master bedroom
- Enclosed rear garden with pedestrian rear access
- Allocated parking space opposite property
- Lovely front views and a rear balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			EU Directive 2002/91/EC

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.