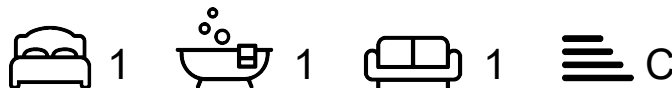




## GFF 2A Eaton Close

Fishponds, Bristol, BS16 3XL

£175,000



Garden flat... Hunters are delighted to offer for sale this well presented 1 bedroom garden flat. This fabulous property would make a great first time buyer home with the benefit of being offered with vacant possession. Internally the property comprises of, a lounge/diner, a modern fitted kitchen, a modern shower room, and bedroom. Further benefits include, gas central heating, dg windows, off street parking and a rear garden. The location of this property acquires good access to Bristol centre and is close to the Bristol to Bath cycle track. Internal viewng recommended.



### Entrance

Via UPVC double glazed door to inner lobby with the Ground Floor Flat 2A via paneled door into ...

### Hallway

Fitted radiator.

### Lounge/Diner 18'0" x 8'10" (5.51m x 2.70m)

UPVC double glazed window to front, fitted radiator.

### Kitchen 8'9" x 7'3" (2.69m x 2.22m)

UPVC double glazed French doors to rear opening up onto the rear garden, modern fitted kitchen with gloss base and wall fitted units with tiled splash backs and rolled top working surfaces incorporating a single bowl sink, space for fridge/freezer, plumbing for automatic washing machine, space for electric oven with extractor over, wall mounted gas combination boiler serving central heating and hot water.

### Bedroom 1 8'5" x 7'7" (2.59m x 2.32m)

UPVC double glazed window to rear, fitted radiator.

### Shower Room

Modern fitted with corner cubicle with chrome effect overhead shower which runs off of the mains system, sink into storage unit, low level w.c. tiled throughout.

### Exterior

To the rear has its own enclosed garden which is mainly laid out paving. To the front offers off street parking via block paved off street area leading to front door.

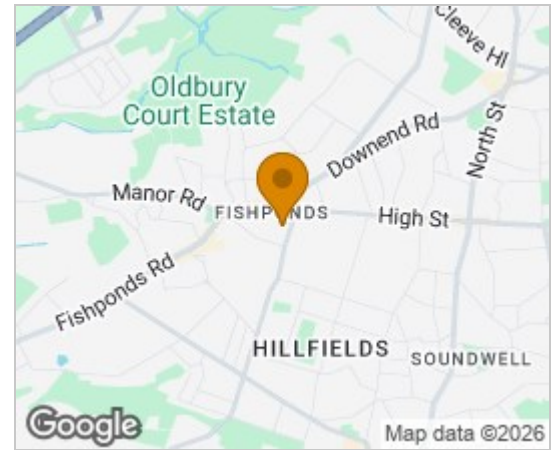
### Leasehold

The remainder of a 999 year lease. There are no service charges with this flat.

### 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"

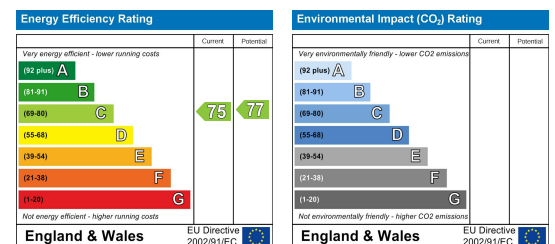
## Area Map



## Floor Plans



## 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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