

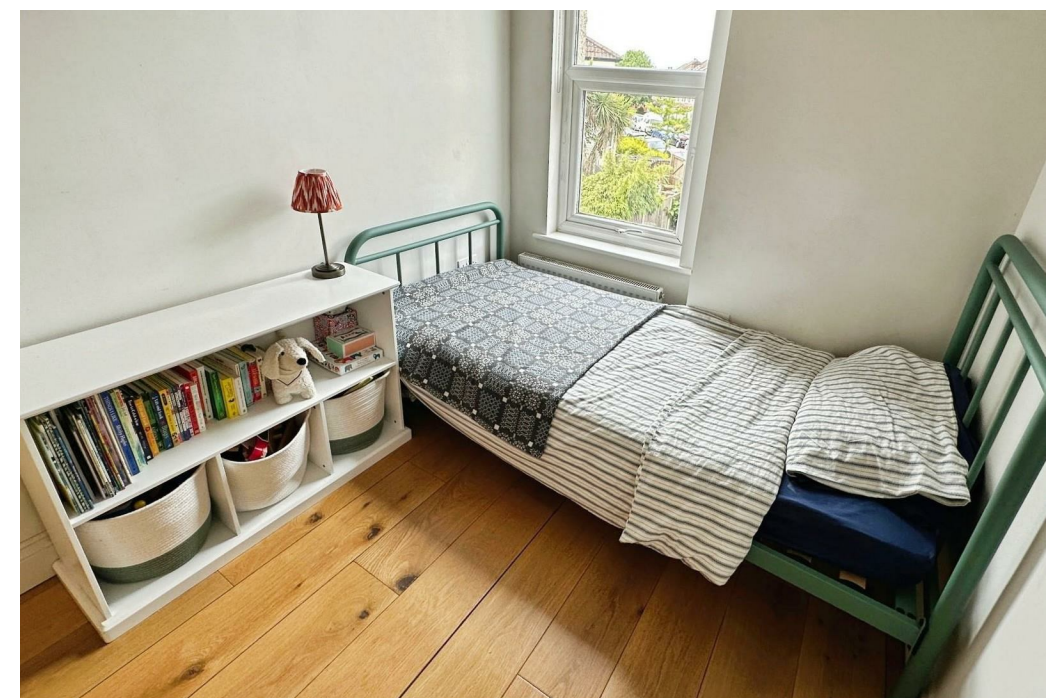


Parnall Road,  
Bristol,  
BS16 3JF

£210,000



Hunters are delighted to offer for sale this stunning 2 bedroom first floor flat set within a lovely tree lined residential road within walking distance to the vibrant Fishponds high street offering many shops and also close to the Bristol to Bath cycle track. This beautifully presented apartment that is offered with no chain, would make a fabulous first time buyer home with internal accommodation briefly comprising its own staircase leading to the first floor, an open plan modern fitted kitchen/lounge/dining room with oakwood fitted flooring, a luxury appointed contemporary fitted bathroom and 2 good size bedrooms. Further benefits include, UPVC dg windows, and gas central heating via a combination boiler. The position of this fine property also acquires great access to Bristol centre along with regular bus routes.



Entrance  
Via communal entrance door to...

Lobby  
Door leading to staircase leading to the first floor.

First Floor Landing  
Engineered oak flooring, access to loft space, radiator.

Open Plan Lounge/Kitchen/Dining Room 12'10" x 10'1"  
UPVC double glazed window to front, radiator, modern base and wall fitted units to one side with beech block effect working surfaces incorporating a single bowl sink, plumbing for washing machine, integral fridge, fitted electric hob with oven below and extractor over, built in storage cupboard housing gas combination boiler serving central heating and hot water, space and area for sofa and dining table and chairs, engineered oak flooring.

Bedroom 1 12'4" x 9'3"  
UPVC double glazed window to rear, engineered oak flooring, radiator.

Bedroom 2 8'9" x 6'7"  
UPVC double glazed window to rear, radiator, engineered oak flooring.

Bathroom  
Opaque UPVC double glazed window to front, luxury appointed contemporary suite with tiled panelled bath having chrome effect mixer centre taps with overhead shower and extra large shower head off main system, low level WC, sink into fitted tiled unit with some work surfaces and decorative tiled splashback.

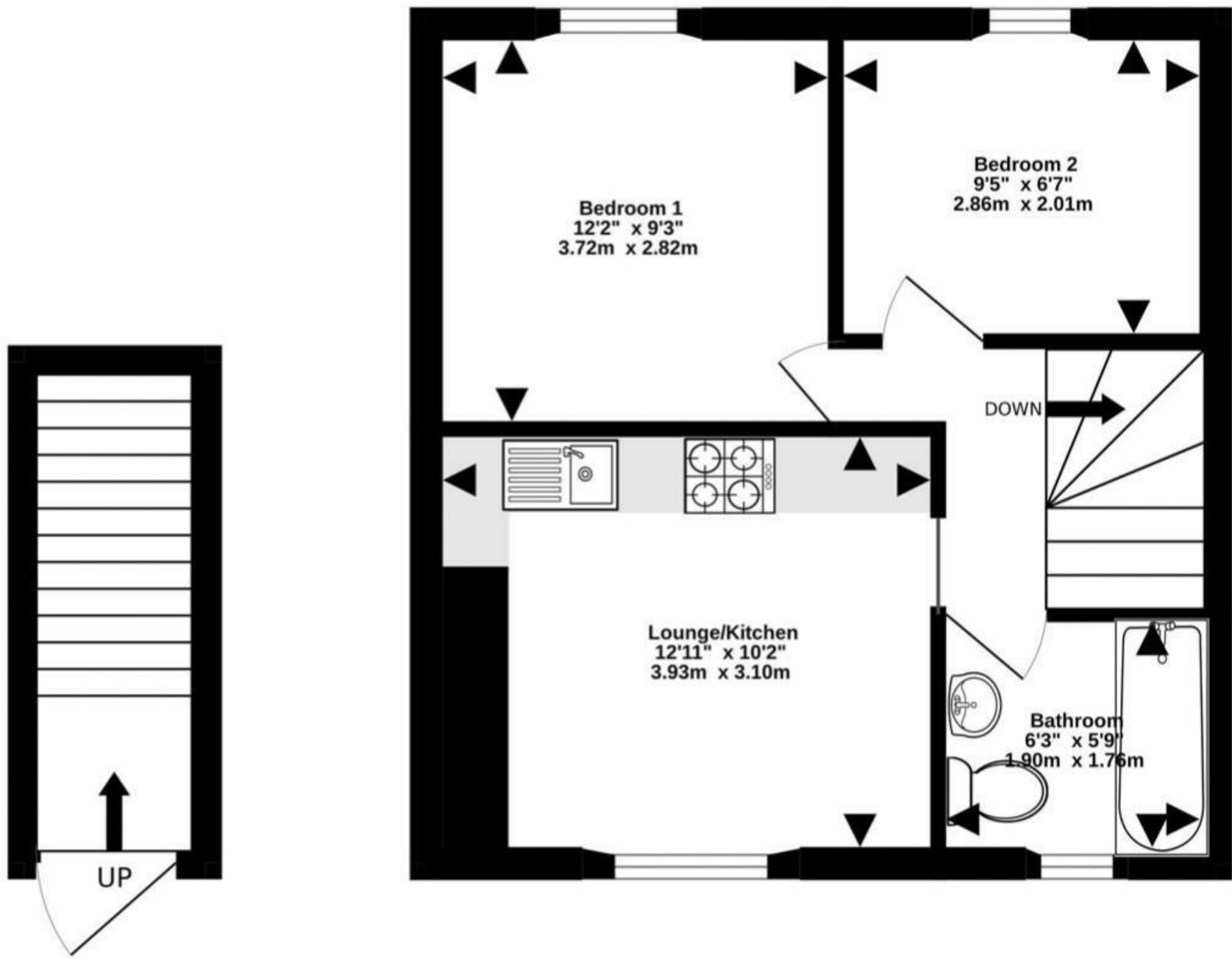
Lease  
Details to follow

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”

Vendor Comments  
\*\*This flat was my first home and I've loved living here. There is a strong sense of community on the two adjoining streets, and neighbours are always

lending each other a helping hand via a street Whatsapp group. Living right by the bike path has been a boon - it's easy to use for a walk or a run, and convenient for getting into town by bike. The location is excellent - quiet and residential but still extremely close to local amenities. I've made plenty of use of nearby bus stops, supermarkets, pubs, coffee shops and parks. The flat itself is well insulated and has a top of the range boiler, keeping fuel costs down. The morning and afternoon light gives it a very peaceful feeling, and the trees outside the window mean it doesn't feel overlooked. For ease of living, there's plenty of shelving for additional storage, and the part-boarded loft is easy to access via a pull-down ladder. \*\*

Tenure: Leasehold  
Council Tax Band: A



- Lovely 2 bedroom period converted flat
- Modernised and very well presented throuout
- Ideal first time buyer home/No onward chain
- Attractive tree lined road
- Within walking distance to Fishponds high street and the cycle track
- Modern fitted open plan kitchen/lounge/dining room
- Contemporary fitted bathroom suite
- Internal viewing highly recommended
- UPVC dg windows and Gas combination boiler
- Good access to Bristol centre and the M32

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 78        |
| (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.