

HUNTERS®

HERE TO GET *you* THERE



Jenkins Way

Frenchay, Bristol, BS16 2NS

£300,000



Council Tax:



61 Jenkins Way

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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this modern well presented ground floor flat which occupies a pleasant position overlooking green space in the popular area of Frenchay.

The property is conveniently located for access onto the Avon ring road, for major commuting routes and for excellent transport links into the city centre, as well as being situated within easy reach of Parkway railway station and the Abbeywood Business Park.

The property is ideally positioned for picturesque countryside walks through Frenchay Village and along the FRome Valley Walkway towards Hambrook.

The spacious accommodation comprises; entrance hall, a large living area and well appointed kitchen, two double bedrooms, master bedroom with en suite and a bathroom.

The living area has uPVC double glazed French doors leading onto an open balcony, whilst the kitchen has integral appliances to include a stainless steel electric oven, a four ring ceramic hob, tall fridge freezer and dishwasher.

Additional benefits include two allocated off street parking spaces which are situated to the rear, gas central heating which is supplied by a Vaillant boiler, uPVC double glazed windows and a security entry system.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a door with a security spy hole, leading into an entrance hall.

ENTRANCE HALL

Security entry phone, two storage cupboards, radiator, Karndean flooring, doors leading into all rooms.

LIVING AREA

15'3" x 14'8" (4.65m x 4.47m)

uPVC double glazed French doors to front, leading onto an open balcony with a glass balustrade overlooking green space, TV aerial point, telephone point, two radiators, Karndean flooring, access leading into kitchen area.

KITCHEN

9'2" x 8'8" (2.79m x 2.64m)

uPVC double glazed window to rear, stainless steel one and a half bowl sink drainer with chrome mixer tap, range of fitted wall and base units with soft close doors and drawers incorporating an integral stainless steel electric oven with four ring ceramic hob with a stainless steel cooker hood over, tall fridge freezer and dishwasher, plumbing for washing machine, square edged worksurface with upstand, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, Karndean flooring.

BEDROOM ONE

13'0" widest point x 11'5" (3.96m widest point x 3.48m)

uPVC double glazed window to front, built in double fronted wardrobe with hanging rail and shelving, radiator, door leading into en suite.

EN SUITE

Opaque uPVC double glazed window to front, white suite comprising: W.C. wash hand basin with

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chrome mixer tap and shower cubicle with a chrome shower system, chrome heated towel rail, tiled walls, tiled floor.

BEDROOM TWO

10'3" x 9'1" (3.12m x 2.77m)

uPVC double glazed window to rear, radiator.

BATHROOM

6'6" x 6'3" (1.98m x 1.91m)

White suite comprising; panelled bath with chrome mixer tap and chrome over bath shower with side splash screen, W.C. and wash hand basin with chrome mixer tap, shaver point, chrome heated towel rail, tiled walls, tiled floor.

OUTSIDE

OFF STREET PARKING

The property has two allocated off street parking spaces which are situated to the rear.



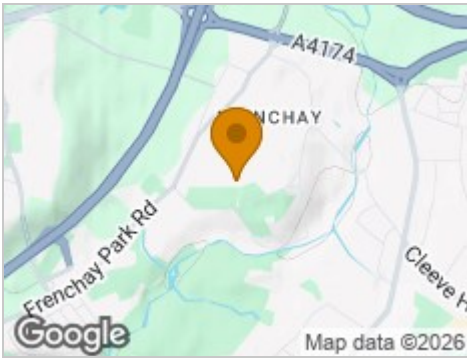
Road Map



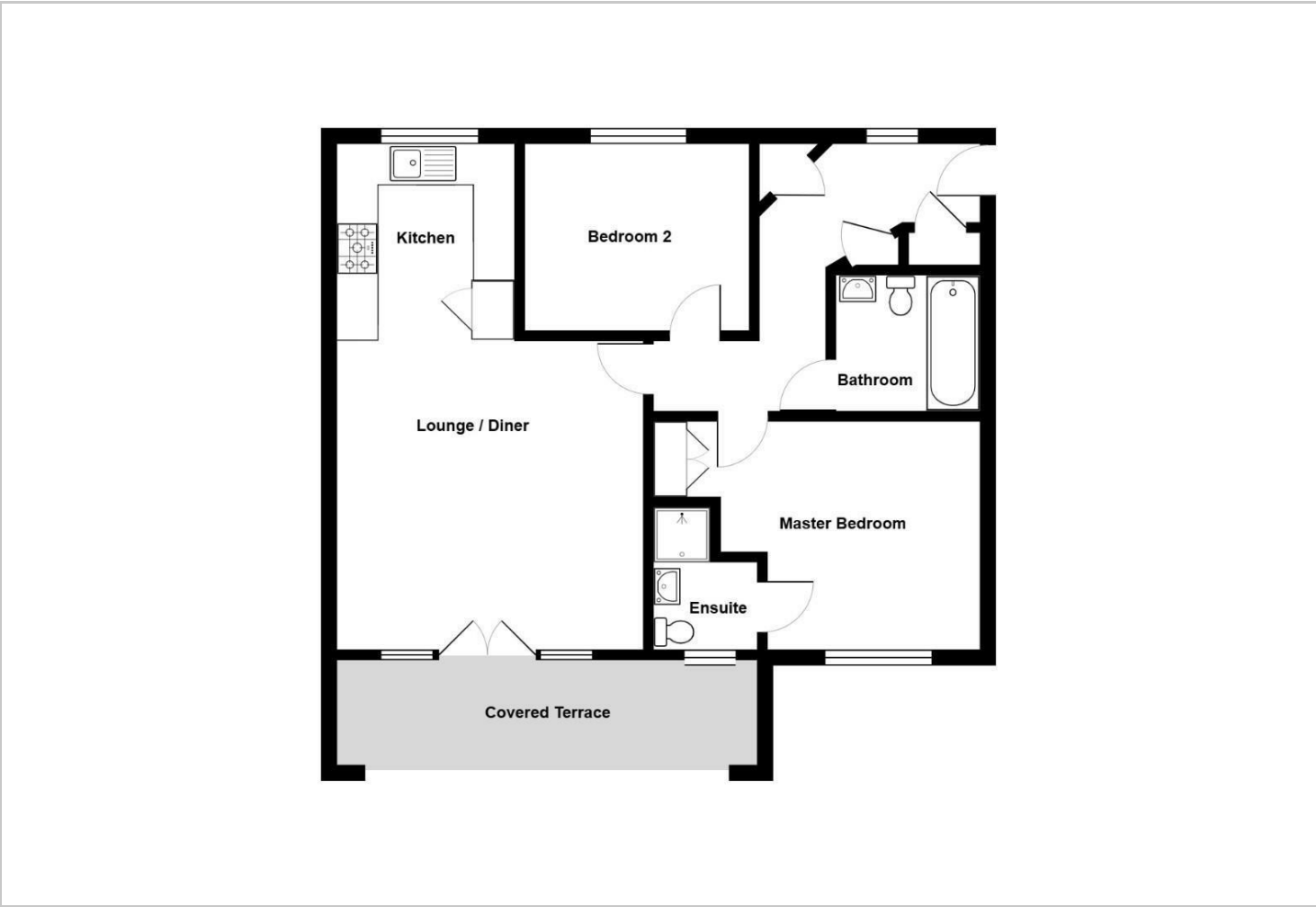
Hybrid Map



Terrain Map



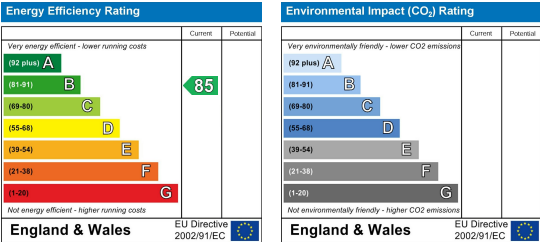
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

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.