

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



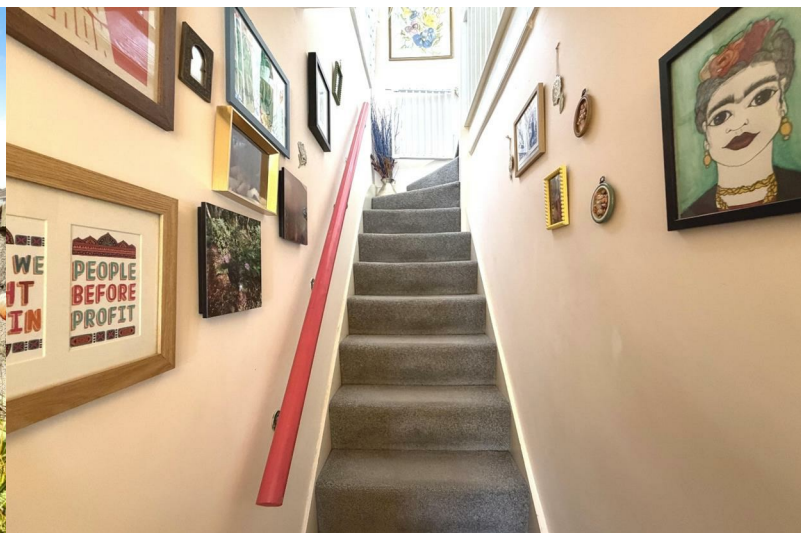
## Leinster Avenue

Bristol, BS4 1NN

£265,000



Council Tax: B



# 97 Leinster Avenue

Bristol, BS4 1NN

£265,000



## Front Garden

Enclosed via brick wall, Pathway leading to front entrance door, Gate providing side access, Raised flower beds.

## Entrance Hall

Entrance door to front elevation, Door to Lounge, Stairs to first floor, Radiator, Carpet.

## Lounge

Double glazed window to front elevation, Opening through to Kitchen Diner, Chimney breast, Feature mantle surround, Radiator, Floorboards.

## Kitchen Diner

Double glazed double doors to rear elevation, Double glazed window to side elevation, Chimney breast, Wall and base units with work surfaces above, Integrated oven with gas hob and extractor fan above, Plumbing for washing machine, Plumbing for dishwasher, Space for upright fridge freezer, Wall mounted combi boiler, Radiator, Tiled floor.

## Landing

Double glazed window to side elevation, Doors to rooms.

## Bedroom One

Double glazed window to front elevation, Chimney breast, Radiator, Floorboards.

## Bedroom Two

Double glazed window to rear elevation, Chimney breast, Loft access, Radiator, Floorboards.

## Bedroom Three

Double glazed window to front elevation, Radiator, Carpet.

## Bathroom

Double glazed window to rear elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Tiled floor.

## Rear Garden

Enclosed via fencing and stone walls, Gate providing side access, Outbuilding, Patio area, Laid to lawn, Flower borders with bushes, shrubs and trees including 3 espaliered fruit trees



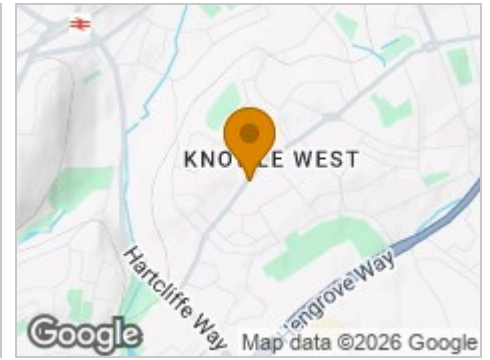
## Road Map



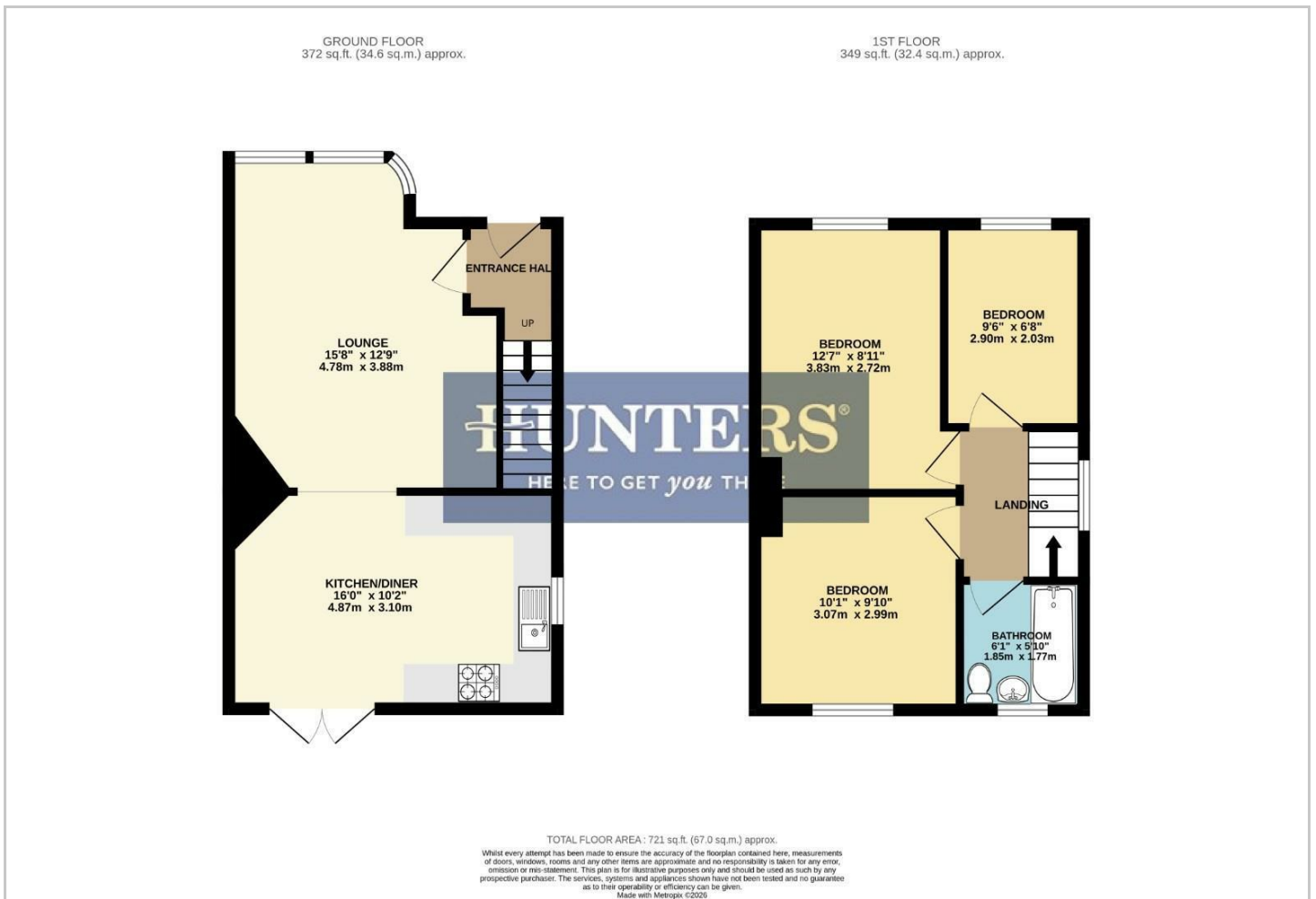
## Hybrid Map



## Terrain Map



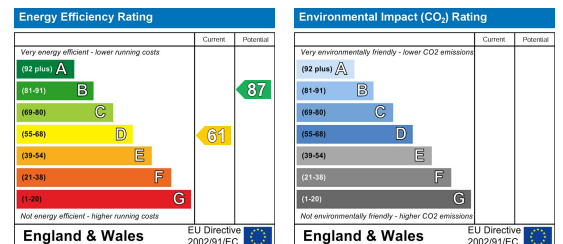
## Floor Plan



## Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 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.