HUNTERS®

HERE TO GET *you* THERE

Parsons Avenue

Stoke Gifford, Bristol, BS34 8PN

£300,000

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Council Tax: B

23 Parsons Avenue

Stoke Gifford, Bristol, BS34 8PN

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this middle terrace home positioned within a quiet cul-de-sac position on the edge of Stoke Gifford village.

The property offers spacious living accommodation which comprises to the ground floor: entrance hallway, lounge, an impressive 16ft dining room and 18ft fitted kitchen with built in oven and hob. To the first floor can be found 3 generous sized bedrooms and a family bathroom with over bath shower.

The property further benefits from having a very good sized lawn rear garden and front garden which has potential to make into off street parking space.

The location is desirable as it is well situated on the edge of Stoke Gifford Village and located near transportation links, large employers, leisure facilities, shops and schools. You can find Abbey Wood Shopping, local shops, Nuffield Leisure Centre and other amenities. Parkway railway station is in easy walking distance, with great access to London. The Ring Road, is in close proximity which offers access to the M32 & M4/M5 interchange whilst a Metro Bus stop is nearby.

ENTRANCE

Via a UPVC double glazed door with matching side window panel leading to:

HALLWAY

Wood effect laminate flooring, radiator, stairs rising to first floor, doors leading to lounge and dining room.

LOUNGE

10'11" x 9'11" (3.33m x 3.02m)
UPVC double glazed window to front, radiator.

DINING ROOM

16'3" x 10'0" (4.95m x 3.05m)
UPVC double glazed window to rear, wood effect laminate flooring, gas fire, radiator, door to kitchen.

KITCHEN

18'8" x 7'5" (5.69m x 2.26m)
UPVC double glazed window to rear, opaque UPVC double glazed window to front, UPVC double glazed doors to both front and rear gardens, tiled floor, range of fitted wall and base units, laminate work top incorporating a single stainless sink bowl unit with mixer tap, tiled splash backs, built in electric oven and hob, extractor fan hood, space for washing machine and dishwasher, space for fridge freezer, electric meter cupboard UPVC double glazed doors leading out to front and rear gardens, UPVC double glazed door leading out to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Built in cupboard with shelving, wood effect laminate flooring, loft hatch, doors leading to bedrooms and bathroom.

BEDROOM ONE

14'0" x 11'5" (4.27m x 3.48m)
UPVC double glazed window to front, wood effect laminate flooring, built in cupboard with shelving, radiatior.

BEDROOM TWO
16'2" x 8'9" (4.93m x 2.67m)
UPVC double glazed window to rear, radiator, wood effect laminate flooring, built in airing cupboard hot water tank.

BEDROOM THREE
11'4" x 7'9" (3.45m x 2.36m)
UPVC double glazed window to front, radiator, wood effect laminate flooring.

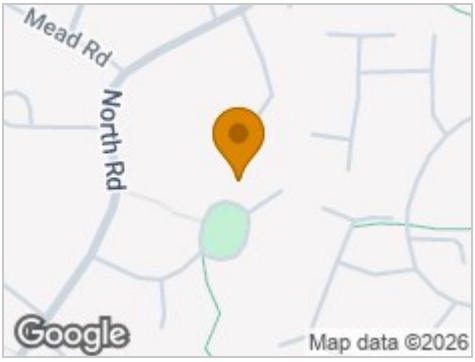
BATHROOM
Opaque UPVC double glazed window to rear, white suite comprising: panelled bath with electric Mira shower system over, folding glass shower screen, pedestal wash hand basin, close coupled W.C, chrome heated towel radiator, tiled walls and floor, chrome heated towel radiator.

OUTSIDE:

REAR GARDEN
Good size garden laid to lawn, concrete pathway leading to back of garden, seating area laid to stone chippings, water tap, enclosed by boundary fencing.

FRONT GARDEN
Pathway to entrance with lawn either side.

Road Map



Hybrid Map

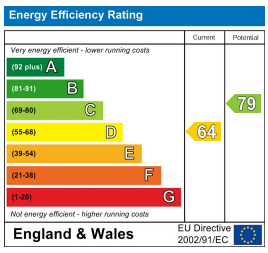
Terrain Map

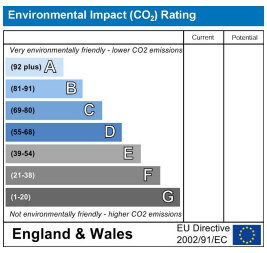
Floor Plan

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.

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