

HUNTERS[®]

HERE TO GET *you* THERE



Marlborough Drive

Frenchay, Bristol, BS16 1PW

£229,995



Council Tax: B



The Hornbeams Marlborough Drive

Frenchay, Bristol, BS16 1PW

£229,995



DESCRIPTION

Hunters are pleased to offer for sale this spacious well presented first floor flat. The property is conveniently positioned a short walk to the conservation area of Frenchay village and it's picturesque Common, with access to fantastic river walks. The area offers excellent transport links both in and out of Bristol and has a Metro Bus stop within close proximity.

The property offers well presented and spacious living accommodation which comprises: entrance hallway, lounge/diner, open plan kitchen with breakfast bar and built in oven & hob, study/dining area, utility, 2 double bedrooms and a modern shower room.

Further benefits include: double glazing, electric heating, well kept communal lawn gardens to front and rear of block and communal parking.

COMMUNAL ENTRANCE

Access to block via an intercom security entry system, communal hallway with stairs rising to each floor.

ENTRANCE HALLWAY

Wood effect laminate flooring, intercom entry system, built in cupboard with shelving, doors leading to living room and utility.

UTILITY

Two UPVC double glazed windows to front, space for washing machine and tumble dryer.

OPEN PLAN LIVING ROOM

27'2" (max) x 11'2" (max) (8.30m (max) x 3.42m (max))

LOUNGE AREA

UPVC double glazed window to front, coved ceiling, 2 electric radiators, wood effect laminate flooring, openings to kitchen and study/dining area.

STUDY/DINING AREA

8'8" x 7'0" (2.65m x 2.15m)

Enclosed balcony, UPVC double glazed window to front, wood effect laminate flooring.

KITCHEN

8 (2.44m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating a breakfast bar, 1 1/2 sink bowl unit with mixer tap, tiled splash backs, built in electric oven and induction hob, stainless steel extractor fan hood, tiled floor, matching shelving unit, integrated dishwasher and fridge freezer,

INNER HALLWAY

Coved ceiling, wood effect laminate flooring, built in storage cupboard, doors leading to bedrooms and shower room.

BEDROOM ONE

11'3" x 11'7" (max) (3.44m x 3.55m (max))

UPVC double glazed window to rear, wood effect laminate flooring, built in wardrobe with glass sliding door fronts, electric radiator.

BEDROOM TWO

11'10" x 8'2" (3.63m x 2.5m)

UPVC double glazed window to front, coved ceiling, electric radiator, wood effect laminate flooring, built in wardrobe with glass sliding door fronts.

SHOWER ROOM

Opaque UPVC double glazed windows to front, modern suite comprising: 2 door vanity unit with wash hand basin inset, concealed W.C, corner shower enclosure housing electric shower system, part tiled walls, tiled floor, LED downlighters, chrome heated towel radiator.

OUTSIDE:

COMMUNAL GARDENS

Well kept lawn gardens to front and rear of block.

COMMUNAL PARKING

Communal parking areas to either side of block.



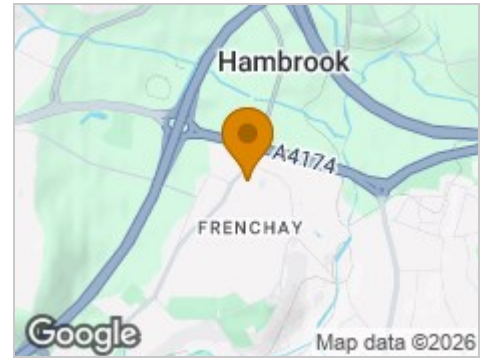
Road Map



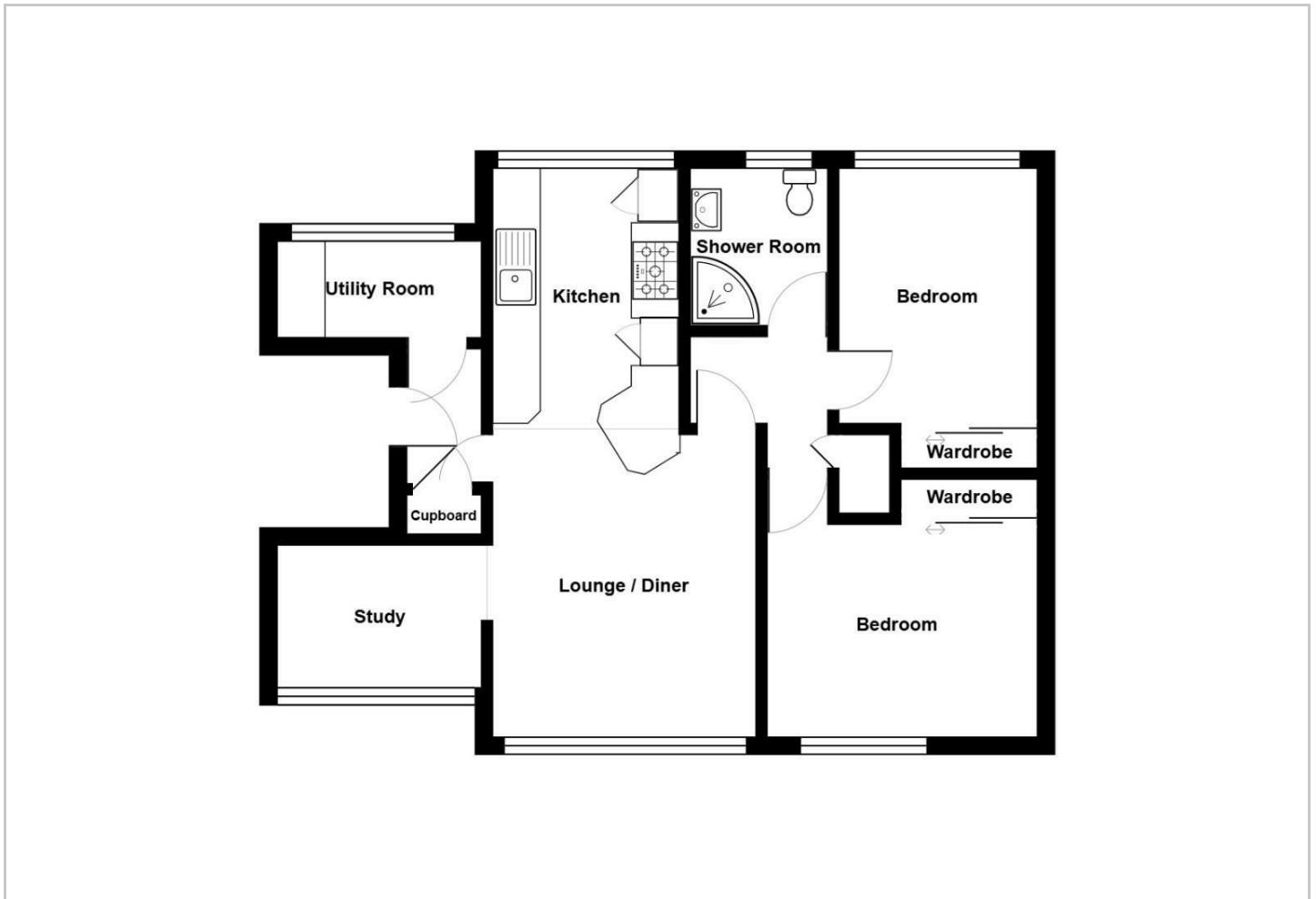
Hybrid Map



Terrain Map



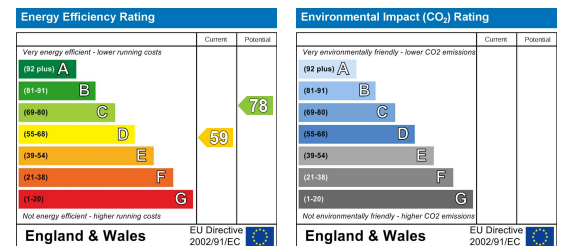
Floor Plan



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.