HUNTERS®

HERE TO GET *you* THERE



Parnall Road

Bristol, BS16 3JG

£335,000

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Hunters are delighted to offer for sale this highly attractive bay fronted period 2 double bedroom property having natural stone elevations and Upvc dg windows. This excellent and well presented property offers great light and airy space along with plenty of character. Located on a highly sought after pretty tree lined road, you are also within easy reach to the high street, bus routes and the cycle track. This property is offered with no onward chain and would make a fabulous first time buyer home. Internally to the ground floor, there is an open plan lounge into dining room with natural wood floors and an extended modern kitchen with dg french doors opening onto the charming garden. To the first floor there are 2 double bedrooms and bathroom. Further benefits include dg windows, gas central heating a an enclosed rear garden. Vieiwng recommended.







Entrance
Glass paneled door with opaque double glazed window to side leading to ...

Hallway
Fitted radiator, stairs to first floor, natural wood flooring, understairs storage.

Lounge/Diner

Lounge 15'5" x 10'7" (4.71m x 3.24m)
Dimension into bay and recess with double bay glazed window to front, fitted radiator, natural wood flooring, opening into ....

Dining Room 12'7" x 9'8" (3.86m x 2.95m)
Double glazed window to rear, fitted radiator, space and area for table and chairs, natural fitted wood flooring.

Kitchen Extension 20'0" x 5'10" (6.11m x 1.80m)
UPVC double glazed window to rear with pleasant outlook with UPVC double glazed French doors to side opening up onto the garden, fitted radiator. A wide range of fitted base and wall units with tiled splash back and rolled top working surfaces incorporating a single bowl sink, fitted electric hob with oven below and extractor over, integral washing machine, low level fridge and separate freezer, slate tiled flooring.

First Floor Landing
Access to loft space.

Bedroom 1 16'9" x 13'2" (5.13m x 4.03m)
Dimension into recess. Two double glazed windows to front, fitted radiator.

Bedroom 2 12'4" x 9'7" (3.78m x 2.94m)
Double glazed window to rear with pleasant outlook onto rear garden, fitted radiator.

Bathroom
Opaque double glazed window to rear, comprising of paneled bath with overhead shower that runs off of the mains system, low level w.c. pedestal wash hand basin, fitted radiator.

Exterior
To the rear has a charming enclosed rear garden with paved patio area adjoining the property and the remainder is laid to lawn with various mature and attractive planting. To the front offers a modest garden with hedged borders, blocked paved pathway leading to front door.

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''

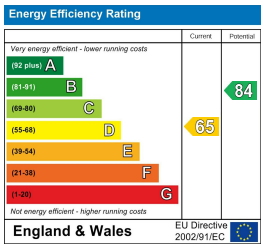
Area Map

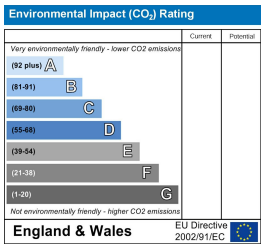






Energy Efficiency Graph





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.

764 Fishponds Road, Fishponds, BS16 3UA
Tel: 0117 965 3162 Email: fishponds@hunters.com https://www.hunters.com