





Overndale Road,  
Bristol,  
BS16 2RG

£350,000



Hunters are delighted to offer for sale this highly spacious period converted property offering an excellent investment opportunity with no onward chain. This property is sold as seen and requires some internal improvements and would ideally suit cash investors looking for a good rental potential. The property is converted into 2 x 2 bed flats with the garden flat comprising, a front lounge, 2 bedrooms, a kitchen, a cloakroom and separate shower room. There is also access to a large rear garden having a vehicle access lane located to the rear. The first floor flat having its own staircase comprises of, a lounge/kitchen, 2 bedrooms, a modern bathroom and a staircase leading to a converted carpeted and boarded loft space. Further benefits to both properties having, dg windows (where stated) and gas central heating with separate combi boilers. NB: "All services/appliances have not and will not be tested"

#### PUBLIC NOTICE

Hunters Estate Agents are now in receipt of an offer for the sum of £350,000 for 236 Overndale Road, BS16 2RG

Anyone wishing to place an offer on the property should contact Hunters, 764 Fishponds Road, BS16 3UA, 0117 9653162 prior to exchange of contracts.





## Public Notice:

Hunters Estate Agents are now in receipt of an offer for the sum of £350,000 for 236 Overndale Road, BS16 2RG

Anyone wishing to place an offer on the property should contact Hunters, 764 Fishponds Road, BS16 3UA, 0117 9653162 prior to exchange of contracts.

## GROUND FLOOR FLAT

### ENTRANCE

Main communal double glazed entrance door to communal hallway, ground floor flat is located to the left.

### LOUNGE 15'3" x 12'4"

Into bay and recess with double glazed bay window to front, wood grain laminate flooring, radiator.

### BEDROOM 1 12'5" x 10'9"

Double glazed window to rear, radiator.

### INTERNAL HALLWAY

Radiator, wood laminate flooring.

### CLOAK ROOM

Pedestal wash hand basin, low level WC.

### BEDROOM 2 9'11" x 9'10"

Double glazed window to side and rear, radiator.

### KITCHEN 13'3" x 10'0"

Double glazed window to side, base and wall fitted units with roll top working surfaces incorporating a one and quarter bowl sink, fitted gas hob with oven below, wall mounted Vokera gas combination boiler serving central heating and hot water, door to side leading to garden.

### SHOWER ROOM

Comprises of wall mounted heated towel rail, pedestal wash hand basin, cubical with overhead shower.

### EXTERIOR

Enclosed garden offering large area ready for planting with paneled fenced borders and vehicle access located to the rear of the garden.

## FIRST FLOOR FLAT

Door onto its own private staircase leading to...

### FIRST FLOOR LANDING

Radiator, plumbing for automatic washing machine, stairs to loft space.

### LOUNGE/KITCHEN 19'3" x 16'8"

Into bay, radiator, some base and wall fitted units to side with working surfaces incorporating a single bowl sink, fitted gas hob with oven below.

### BEDROOM 1 14'4" x 10'1"

Double glazed window to rear, radiator.

### BEDROOM 2 10'10" x 8'6"

Into recess with double glazed window to rear, radiator, Vokera wall mounted gas combination boiler serving central heating and hot water.

### BATHROOM

Opaque double glazed window to side, suite comprising of wall mounted chrome effect heated towel rail, modern paneled bath, pedestal wash hand basin, low level WC, partly tiled throughout.

## SECOND FLOOR LANDING

PARTLY CONVERTED CARPETED AND BOARDED LOFT SPACE 13'8" x 10'6"

Storage into eaves, two skylight windows to front, one window to rear.

## DISCLAIMER

All services/appliances have not and will not be tested.

## EPC

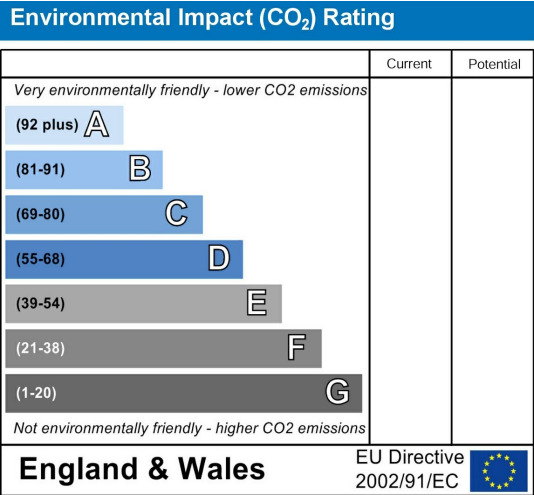
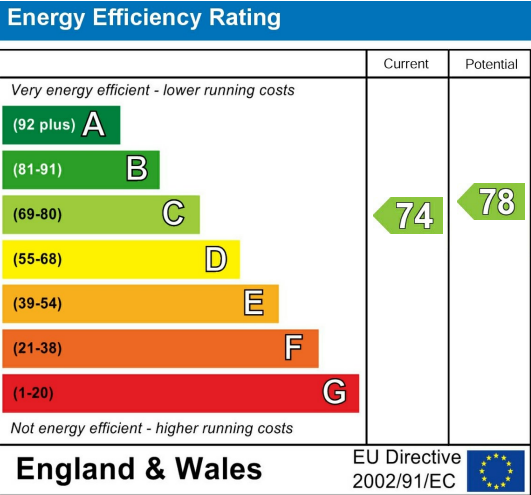
Please note - The first floor flat EPC rating is a D

## 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”

Tenure: Freehold  
Council Tax Band: B

- Period converted property
- Great investment opportunity!
- Split into 2 x flats
- Large rear garden
- Offered with vacant possession
- Sold as seen
- 2 bed garden flat and first floor 2 bed flat
- Sold as 1 title
- Viewing highly recommended
- Needing refurbishment works



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.