

HUNTERS[®]

HERE TO GET *you* THERE



Linden Court, Clarence Road

Kingswood, Bristol, BS15 1PB

£179,950



Council Tax: B



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this well presented first floor purpose built flat which in our opinion would ideally suit a first time buyer, investor or those seeking an easier to manage environment.

The property is conveniently situated for a wide variety of amenities and for excellent transport links into the city centre.

The accommodation comprises; entrance hall, a lounge with uPVC double glazed French doors with a Juliet balcony, a kitchen with many appliances, a bathroom with an over bath shower and two good sized bedrooms.

Additional benefits include; uPVC double glazed windows, gas central heating provided by a Vaillant boiler, a security entry system, communal gardens and an allocated off street parking space.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a door with with a security spyhole, leading into an entrance hall.

ENTRANCE HALL

Airing cupboard, security entry phone, radiator, doors leading into lounge/diner, bathroom and both bedrooms.

LIVING ROOM

12'11" x 12'11" (3.94m x 3.94m)

uPVC double glazed French doors with Juliet balcony to front, TV aerial point, radiator, archway leading into kitchen.

KITCHEN

10'6" x 7'4" (3.20m x 2.24m)

Stainless steel one and a half bowl sink drainer with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven, four ring gas hob with a stainless steel cooker hood over, washer/dryer dishwasher, and tall fridge freezer.

BEDROOM ONE

12'3" x 9'5" (3.73m x 2.87m)

uPVC double glazed window to rear, TV aerial point, telephone point, radiator.

BEDROOM TWO

12'4" x 7'0" (3.76m x 2.13m)

uPVC double glazed window to rear, cupboard housing a Vaillant boiler supplying gas central heating and domestic hot water, radiator.

BATHROOM

6'6" x 5'8" (1.98m x 1.73m)

White suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap, chrome over bath shower and side splash screen, shaver point, tiled splash backs, radiator.

OUTSIDE

OFF STREET PARKING

The property has one allocated off street parking space.



Road Map



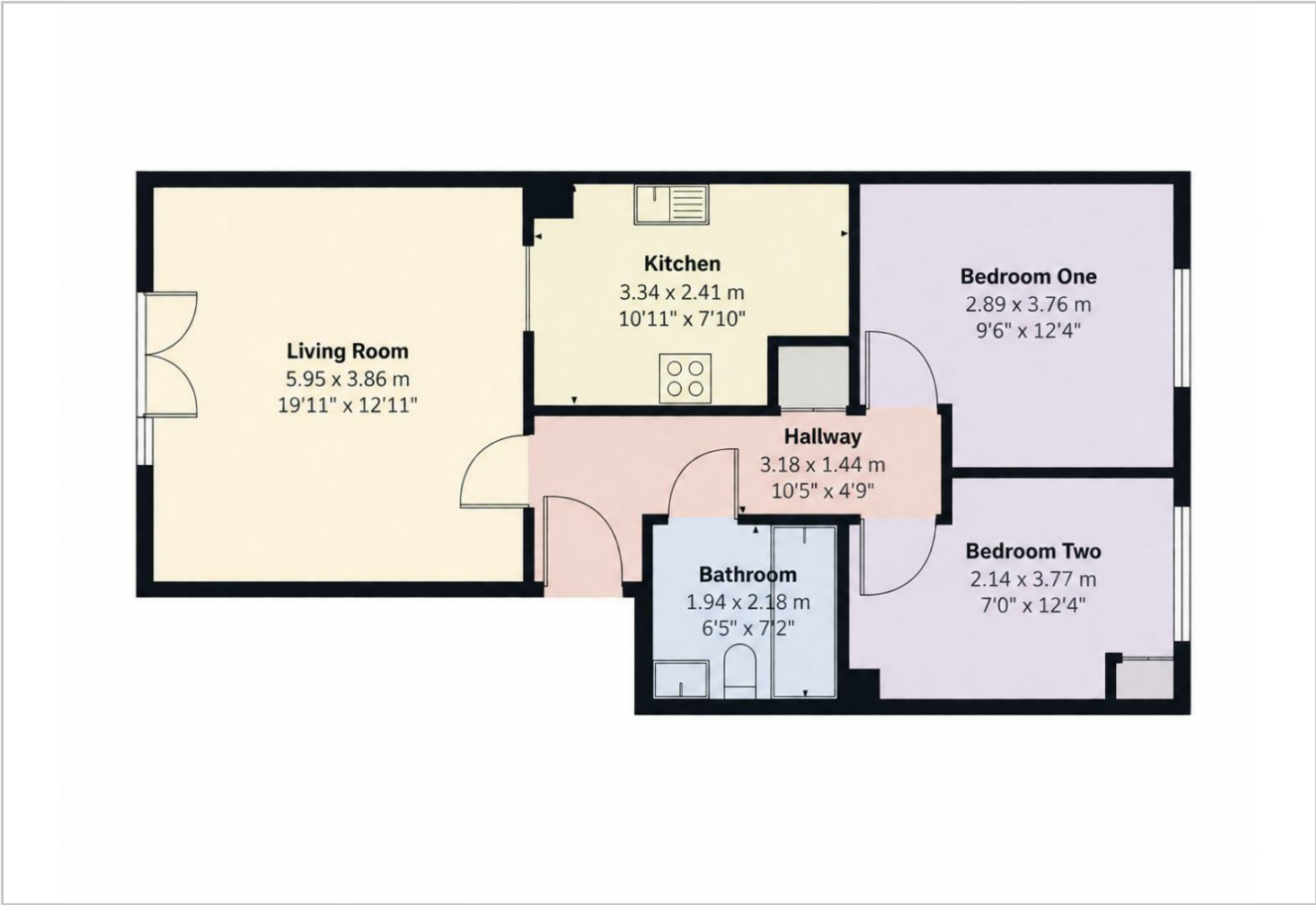
Hybrid Map



Terrain Map



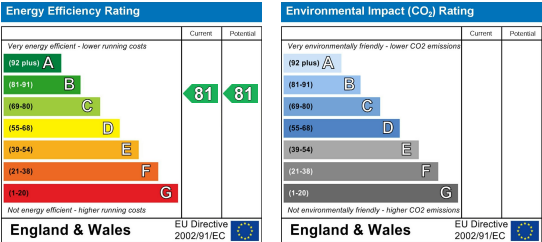
Floor Plan



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.