



81 Beechen Drive

Bristol, BS16 4BU

£315,000



Hunters are pleased to offer for sale this 3 bedroom semi detached property located within a position close to the cycle track and is within easy reach of Fishponds high street. This spacious property is offered with no onward chain and would ideally suit a DIY enthusiast or first time buyer as the house requires some modernising. Internally to the ground floor there is a lounge, a separate dining room and kitchen. To the first floor you will find 3 bedrooms and bathroom. Further benefits include, dg windows where stated, gas central heating, a modest front garden and a generous rear garden.



Entrance

Via a UPVC double glazed paneled door into ...

Lobby

Stairs to first floor.

Lounge 10'11" x 10'4" (3.34m x 3.17m)

Double glazed window to front, fitted radiator.

Dining Room 18'6" x 9'10" (5.64m x 3.00m)

Double glazed window to front and rear, two fitted radiators.

Kitchen 13'11" x 7'5" (4.26m x 2.27m)

Double glazed window to rear with views onto the garden, radiator, the kitchen comprising of fitted base and wall units with working surfaces and tiled splash back incorporating a single bowl sink, space for cooker, plumbing for automatic washing machine, space for fridge/freezer, double glazed door leading to garden.

First Floor Landing

Access to loft space.

Bedroom 1 17'7" x 9'10" m (5.38m x 3.00 m)

Double glazed window to front and rear, fitted radiator, single built in cupboard, matching fitted wardrobes, separate cupboard housing Worcester gas combination boiler serving central heating and hot water.

Bedroom 2 10'10" x 9'2" (3.32m x 2.81m)

Double glazed window to front, fitted radiator, single built in cupboard.

Bedroom 3 8'1" x 8'1" (2.48m x 2.48m)

Double glazed window to rear, fitted radiator.

Bathroom

Opaque double glazed window to rear, comprising of panel bath, sink into storage unit, low level w.c.

Exterior

To the front has a modest garden with hedged borders and pathway via a wrought iron gate leading to front door, side pedestrian access. Exterior to the rear has a large enclosed garden with paved patio adjoining house, along with a section laid to lawn, there are mixed mature planting with trees and side pedestrian access leading to front.

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"

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.

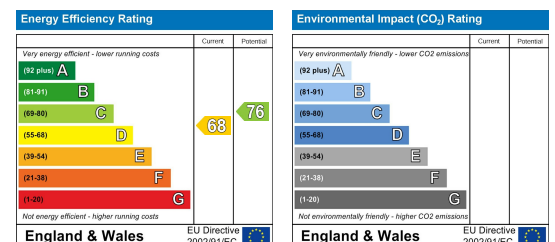
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Area Map



Energy Efficiency Graph



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