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Redhill Drive, Fishponds, BS16 2AG

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BS16 2AG

£375,000

2 1 1 C

Hunters are extremely pleased to offer for sale this highly rewarding 2 double bedroom detached property located in a desirable position on the popular Redhill Drive back onto stunning open parkland. Internally this lovely open planned property offers stylish and well modernised decorations throughout. This fabulous property would make a great first time buyer home with accommodation briefly comprising, a re-fitted modern kitchen with Husk island offering further storage and seating. To the lower level you will find a superb open plan lounge/dining room with bi-fold doors to rear with lovely viewing onto the rear garden. To the first floor there are 2 double bedrooms and a re-fitted stylish 4 piece bathroom suite. Further benefits include, UPVC dg windows, gas central heating, off street parking, side pedestrian access, an enclosed garden with open views onto open parkland having pedestrian back access. The location of this fine home is within walking distance to bus routes taking you into Bristol centre and Fishponds high street offering many shops. We would highly recommend vieiwng this fantastic property.

ENTRANCE
Etched panelled door to...

KITCHEN 11'8" x 9'0"
UPVC double glazed window to front, modern fitted base and wall units with working surfaces incorporating a single bowl sink, integral dishwasher and fridge/freezer, fitted induction AEG hob with oven below and extractor over, cupboard housing (will be fitted) new gas combination boiler serving central heating and hot water, limestone tiled floor, Husk kitchen island with drawer storage below and space for seating, steps down to...

UTILITY ROOM
A small utility room with space for washer/dryer and storage.

OPEN PLAN LOUNGE/DINING ROOM 25'1" x 16'4" overall measurement.

DINING ROOM AREA
Engineered oak flooring, radiator, space and area for dining table and chairs.

LOUNGE AREA
Built in storage cupboard, radiator, engineered oak flooring, UPVC double glazed window to rear, double glazed bi-fold doors to rear having pleasant outlook and views onto rear garden.

FIRST FLOOR LANDING
UPVC double glazed window to rear.

BEDROOM 1 16'6" x 10'7"
UPVC double glazed window to rear having pleasant outlook and views onto open parkland, radiator, built in storage cupboard and wardrobes.

BEDROOM 2 8'8" x 8'2"
UPVC double glazed window to side and front, radiator.

BATHROOM
UPVC double glazed window to front, contemporary appointed four piece bathroom suite with panelled bath with shower and mixer tap, corner cubicle with shower and seperate extra large shower head off main system, fitted circular bowl sink into tiled unit with cupboard below and mixer taps, chrome effect heated towel rail, low level WC, partly tiled throughout.

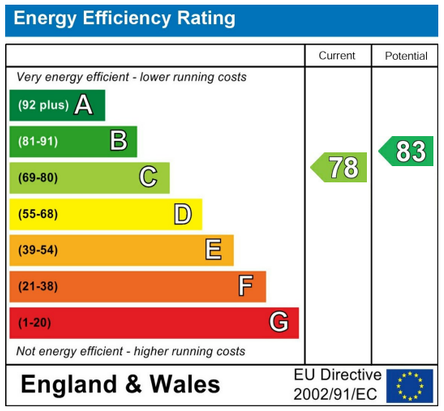
EXTERIOR TO THE FRONT
Block paved driveway offering off street parking for two vehicles, custom built bike storage shed, section laid to paving, side pedestrian access on either side of property.

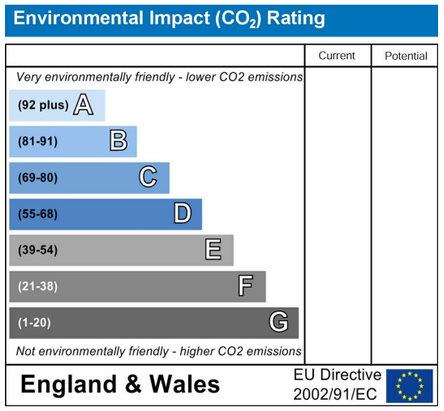
EXTERIOR TO THE REAR
Paved area along with a lawn section having bedded areas offering attractive planting, paved seating area at the back of the property. There is also side access on either side leading to the front and access gate to the rear of the garden that opens up onto open parkland.

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: C

- Fabulous 2 double bedroom detached property
- Contemporary modern decorations throughout
- Spacious open plan lounge into dining room
- Bi-fold doors with lovely views and opening onto rear garden
- Off street parking for 2 vehicles
- Modern re-fitted kitchen
- Stylish 4 piece re-fitted bathroom
- Ideal first time buyer home!
- Backing on open parkland
- Highly popular Redhill Drive





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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