

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cleeve Wood Road

Bristol, BS16 2SG

£200,000



Council Tax: C



# 19 Clevedale Court Cleeve Wood Road

Bristol, BS16 2SG

£200,000



## DESCRIPTION

Offered for sale with no onward chain this spacious first floor purpose built flat located within the popular Clevedale Court development. The property is conveniently located, a short walk to Downend High street with it's array of shops, coffee shops and restaurants, whilst being in close proximity to Frenchay village and Common with access to fantastic river walks.

The block is communally accessed via an intercom security system and the main accommodation of the flat comprises: entrance hall, 23ft living room with fitted kitchen which has built in oven and hob and breakfast bar, 2 double bedrooms and bathroom with over bath shower.

The property further benefits from having: double glazing, electric under floor heating, well kept communal lawn gardens, communal parking area to front of development and garage within rank. The property would suit a first time buyer or buy to let investor.

## COMMUNAL ENTRANCE

Access via intercom entry system, stairs rising to first and second floors. door to entrance hall.

## ENTRANCE HALL

Built in cupboard housing electric meter, door to living room.

## LIVING ROOM

23'10" (max) x 13'9" (max) (7.01m#3.05m (max) x 4.19m (max))

Open plan lounge/dining/kitchen.

## LOUNGE/DINER

13'11" x 13'9" (4.24m x 4.19m)

Double glazed window to rear, feature tiled effect fireplace with electric fire inset, TV point, telephone point, intercom entry phone system, door to inner hallway, opening through to kitchen.

## KITCHEN

10'11" (max) x 10'0" (3.33m (max) x 3.05m)

Double glazed window to front, range of oak effect wall and base units, laminate work top incorporating a breakfast bar, sink bowl unit, tiled splash backs, tiled floor, built in stainless electric oven and induction hob, stainless steel extractor fan hood, tiled splash backs, space for washing machine, space for under counter fridge and freezer, built in cupboard housing hot water tank, door leading to inner hall.

## INNER HALL

Doors leading to bedrooms and bathroom.

## BEDROOM ONE

13'10" x 9'8" (4.22m x 2.95m)

Double glazed window to rear, range of fitted wardrobes.

## BEDROOM TWO

13'10" x 8'8" (3.99m x 2.64m)

Opaque UPVC double glazed window to side.

## BATHROOM

Opaque double glazed window to front, white suite comprising: panelled bath with glass shower screen, electric Mira shower system, pedestal wash hand basin, close couple W,C, tiled walls and floor, extractor fan.

## COMMUNAL AREAS

The development has well kept lawn gardens with array of mature shrubs and trees and communal parking area

## GARAGE

Single garage within rank to front of development, up and over door.

## 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.



## Road Map



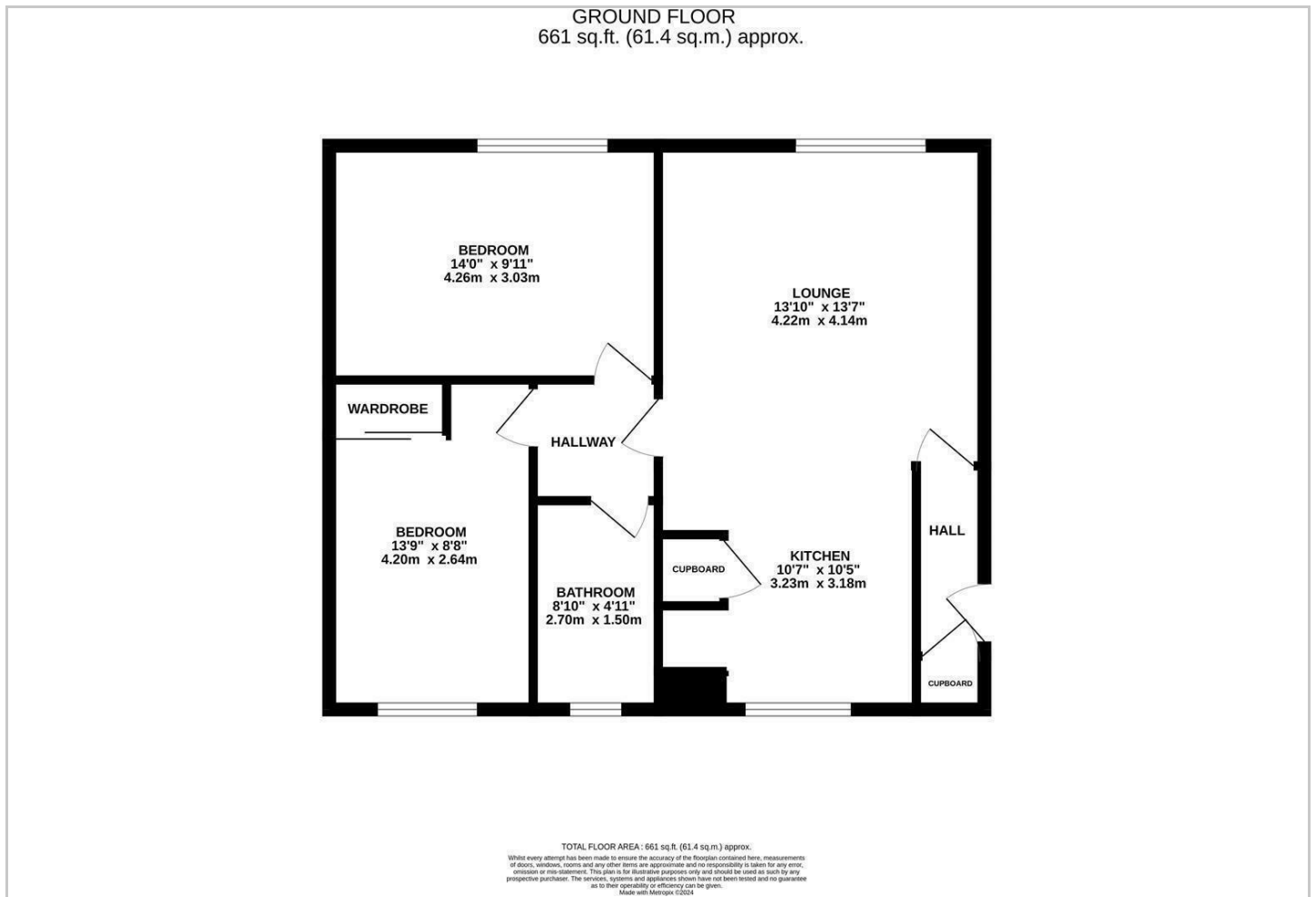
## Hybrid Map



## Terrain Map



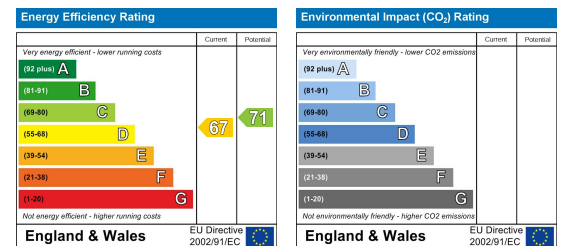
## Floor Plan



## 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.

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