HUNTERS®

HERE TO GET *you* THERE



Henbury Road

Hanham, Bristol, BS15 3AT

£175,000

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Council Tax: A





6 Venton Court Henbury Road

Hanham, Bristol, BS15 3AT

£175,000







DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this two bedroom second/top floor apartment positioned within a popular purpose built development which is ideally situated for easy access to Bristol city centre, with direct bus routes located on Bryants Hill, just a few minutes walk away from the property. Nearby amenities can be found on Hanham High Street, whilst Dundridge playing fields and Troopers Hill nature reserve are within close proximity and offer great outdoor spaces too.

The block is accessed via a security intercom system. The apartment offers spacious living accommodation which requires some cosmetic updating but offers a blank canvas for a buyer to make their own. The accommodation comprises: entrance hallway, 20ft lounge/diner, fitted kitchen, bathroom, two double bedrooms and a large storage cupboard which can be utilised as a study if required. The property further benefits from off street parking, you will find an allocated space to the rear of the property. This fantastic apartment is perfect for first time buyers or investors alike and an internal viewing comes highly recommended.

COMMUNAL ENTRANCE

The block is accessed via a communal intercom entry system leading through to a communal hall, stairs rising to first and second floors, door to entrance Vestibule.

ENTRANCE VESTIBULE

Loft hatch, door to hallway.

HALLWAY

Two built in cupboards, intercom phone entry system, stairs leading down to inner hall, doors leading to: lounge/diner, kitchen and bathroom.

LOUNGE/DINER

20'0" x 11'4" (6.10m x 3.45m)
Two UPVC double glazed window to front, coved ceiling, electric heater.

KITCHEN

10'10" x 8'5" (3.30m x 2.57m)
UPVC double glazed window to front, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit, tiled splash backs, space for cooker, space for fridge freezer, space and plumbing for washing machine, cupboard housing hot water tank.

BATHROOM

Suite comprising: panelled bath, pedestal wash hand basin, low level WC, part tiled walls.

INNER HALLWAY

Doors leading to bedrooms and study.

BEDROOM ONE

11'8" x 11'5" (3.56m x 3.48m)
Two UPVC double glazed windows to rear, E7 night storage heater.

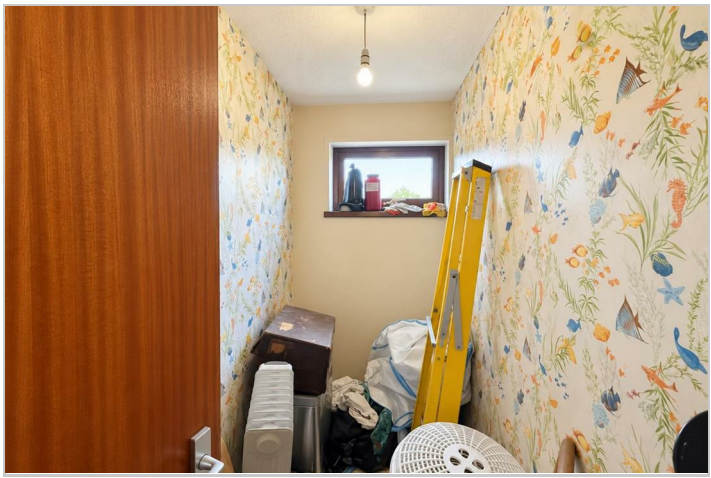
BEDROOM TWO

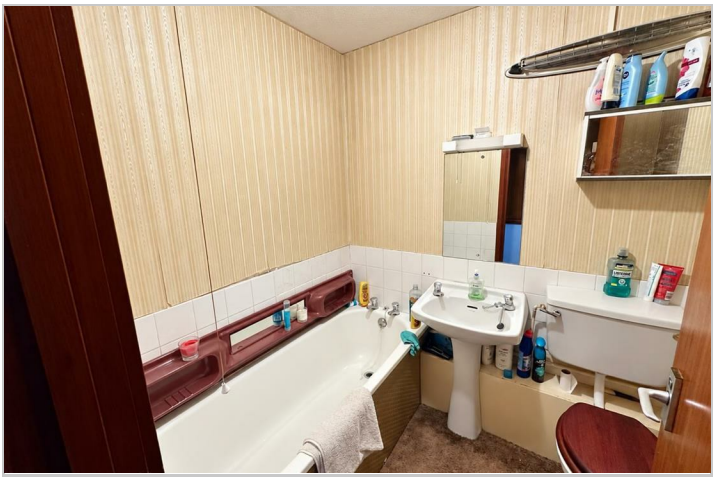
11'8" x 10'5" (3.56m x 3.18m)
UPVC double glazed window to rear, E7 night storage heater.

STUDY/STORAGE
8'8" x 3'10" (2.64m x 1.17m)
UPVC double glazed window to rear, storage or space for study.

OUTSIDE
Communal lawn garden to rear, allocated parking space to rear of block.









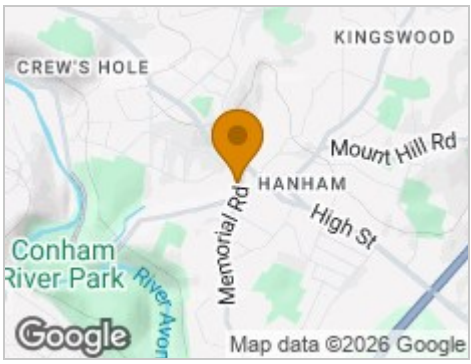
Road Map



Hybrid Map



Terrain Map



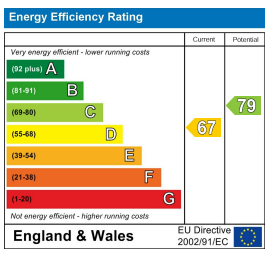
Floor Plan

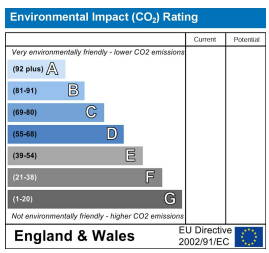


Viewing

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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