HUNTERS®

HERE TO GET *you* THERE



# Froomshaw Road

Frenchay, Bristol, BS16 1JP

£275,000

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Council Tax:





# 1a Froomshaw Road

Frenchay, Bristol, BS16 1JP

## £275,000





### DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this end of terrace property which is located in the popular area of Frenchay, conveniently positioned for major commuting routes, excellent transport links into the city centre, for Bristol Parkway Railway Station and for the open green spaces of Snuff Mills, The Stoke Park Estate and Frenchay Common which all provide excellent outdoor recreational space.

In our opinion this property would ideally suit a first time purchaser, investor or those seeking an easier to manage environment.

The accommodation to the ground floor comprises a spacious open plan lounge/kitchen/diner and stairs leading to the first floor accommodation.

The dual aspect lounge has a decorative stone chimney. To the rear is a kitchen/dining area with patio doors leading into the garden.

To the first floor there are two bedrooms and bathroom. The principal bedroom has the benefit of fitted wardrobes.

Externally to the rear of the property there is a generous sized garden which is laid mainly to paved patio and lawn.

Additional benefits include a Worcester boiler supplying gas central heating and uPVC double glazed windows.

An internal viewing appointment is recommended.

### ENTRANCE

Via a half uPVC double glazed door leading into an entrance porch

### ENTRANCE PORCH

Dual aspect uPVC double glazed windows, uPVC door leading into the main living area.

### OPEN PLAN KITCHEN/LOUNGE/DINING ROOM

24'0" x 15'5" (7.32m x 4.70m)

uPVC double glazed window to front, ceiling with recessed spot lights, coved ceiling, exposed brick chimney breast and side display shelves, telephone point, radiator, stainless steel single drainer sink unit with tiled splash backs, fitted wall and base units, roll edged work surface, space for an electric cooker, four ring electric hob, plumbing for washing machine, space for a tall fridge freezer, cupboard housing a Worcester boiler supplying gas central heating and domestic hot water, uPVC double glazed sliding patio doors leading into rear garden. stairs leading to first floor accommodation.

### FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to rear, loft access, coved ceiling, doors leading into all first floor rooms.

### BEDROOM ONE

15'5" x 10'9" (4.70m x 3.28m)

uPVC double glazed window to front, radiator.

### BEDROOM TWO

9'0" x 7'1" (2.74m x 2.16m)

uPVC double glazed window to rear, radiator.

### BATHROOM

9'0" x 5'8" (2.74m x 1.73m)

Opaque uPVC double glazed window to side, ceiling with recessed spot lights, white suite comprising; W.C. wash hand basin and a panelled bath with chrome mixer tap, over bath shower and side splash screen, shaver point, chrome heated towel rail.

## OUTSIDE

### FRONT GARDEN
An area laid to lawn.

### REAR GARDEN
Paved patio with pergola leading to an area which is mainly laid to lawn with established trees and herbaceous borders, timber framed garden shed, garden surrounded by a boundary wooden fence, wooden gate providing side pedestrian access.

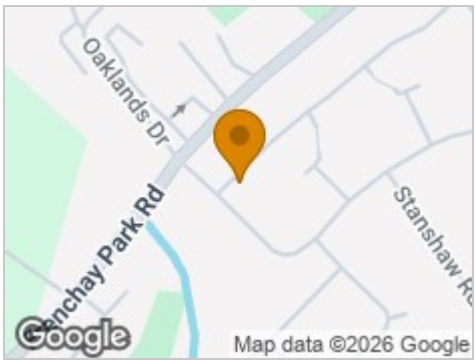








## Road Map




## Hybrid Map




## Terrain Map



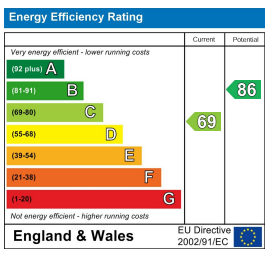

## Floor Plan

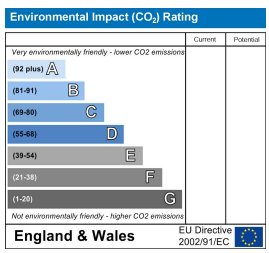



## Viewing

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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