



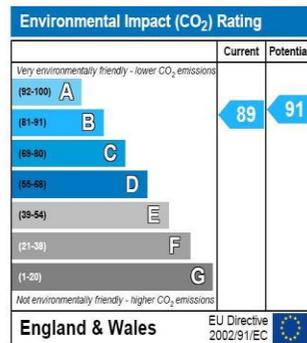
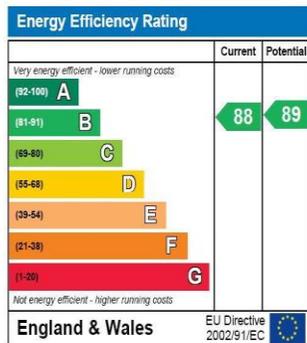
HUNTERS[®]
HERE TO GET *you* THERE

Fox Road, Bristol

Fox Road, Bristol

From: £250,000

BEST AND FINAL. An excellent and rare opportunity to acquire a new build end terrace town house in Easton. Arranged over three floors, with three bedrooms, Kitchen diner and ground and first floor shower and bathroom. Nearby to the city centre via the river side walk and Stapleton Road station.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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INTRODUCTION

An excellent and rare opportunity to acquire a new build end terrace town house in Easton. Arranged over three floors, with three bedrooms, Kitchen diner and ground and first floor shower and bathroom. Nearby to the city centre via. the river side walk and Stapleton Road station.

LOUNGE

Wood effect panel door leading from entrance hall, to a tastefully presented Lounge with wood effect laminate flooring, wall mounted radiator, uPVC double glazed window with a sunny south westerly aspect.

KITCHEN/DINER

Wood panel door leads to a well presented kitchen/diner comprising a range of matching wall and base units with solid wood roll edge work tops, stainless steel sink and drainer unit with mixer tap, stainless steel extractor hood over gas hob with electric oven beneath. Finished with tiled decorative splash backs and a wood effect tiled flooring

WC

Low level W.C. and a wall mounted wash hand basin with vanity/storage cupboard beneath finished with tiled flooring

LANDING

Carpet flooring, built in storage cupboard, doors leading to Bathroom and bedrooms two and three and stairs to the second floor.

SHOWER ROOM

Tastefully and contemporary white suite shower room with close coupled W.C., wall mounted wash hand basin with enclosed vanity/cupboard beneath

BEDROOM

via. a wood panel door, carpet flooring, wall mounted radiator, uPVC double glazed window to a rear north easterly aspect.

BEDROOM

Wood panel door, carpet flooring, wall mounted radiator, uPVC double glazed window to a south westerly aspect.

LANDING

uPVC double glazed window, doors leading to bathroom and bedroom

LOFT BEDROOM

Carpet flooring, wall mounted radiator, uPVC double glazed dormer window to the rear aspect.

BATHROOM

A three piece white bathroom suite comprising a panelled bath, pedestal wash hand basin with mixer tap over and splash back tiles, low level W.C. and heated chrome towel rail.

VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 0117 952 2939

OPENING HOURS:

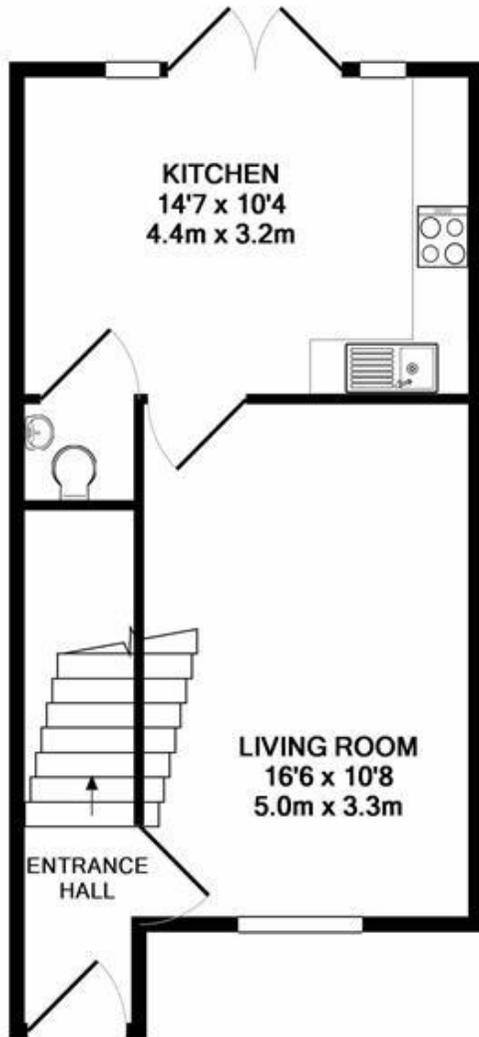
Monday - Friday: 9am - 6pm
Saturday: 9am - 5pm
Sunday: Closed

THINKING OF SELLING?

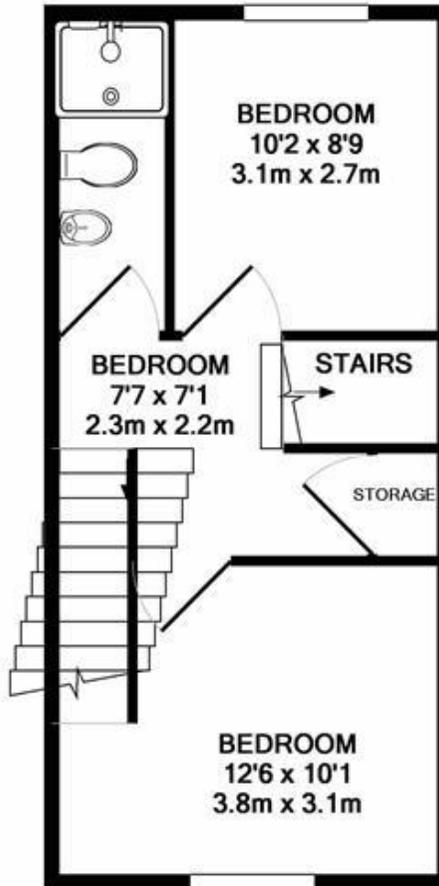
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

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.



GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 161 SQ.FT.
(14.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



