



## 47a Grange Road, Bishopsworth, Bristol, BS13 8LE

First floor flat | NO CHAIN | One double bedroom | Fitted kitchen

Lounge | Combi gas central heating | uPVC double glazing | Off street parking

**Asking Price: £129,995**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters are pleased to offer for sale this good size first floor flat close to local amenities & public transport. The accommodation comprises landing/hallway, lounge, fitted kitchen, bathroom and double bedroom. Additional benefits include uPVC double glazing, combi gas central heating, parking space and NO ONGOING CHAIN.

#### **ENTRANCE**

Via uPVC door located to side of property to ....

#### **LOBBY**

Cloak cupboard, stairs to landing.

#### **LANDING**

Cupboard housing gas combination boiler, radiator, doors to accommodation.



#### **BATHROOM**

Opaque double glazed window to rear, white suite comprising low level w.c., wash hand basin, panelled bath with mixer shower over and glass screen, fully tiled walls, heated towel rail.



#### **LOUNGE**

3.96m (13' 0") x 3.76m (12' 4").

Double glazed window to rear, TV point, radiator.



#### **BEDROOM**

3.40m (11' 2") x 3.38m (11' 1").

Double glazed window to front, radiator.

#### **KITCHEN**

2.51m (8' 3") x 2.13m (7' 0").

Double glazed window to front, range of wall and base units, roll edge work surfaces incorporating stainless steel sink unit with mixer tap, built in electric oven, electric hob with stainless steel extractor hood over, space for fridge freezer, plumbing for automatic washing machine, tiled splash backs, loft access.



#### **FRONT GARDEN**

Enclosed by fencing and hedging, shared parking laid to gravel.

#### **SIDE GARDEN**

Located immediately in front of entrance, small patio area.

**OPENING HOURS**

Monday - Friday: 9am - 5pm

Saturday: 9am - 4pm

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.

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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.