







2 Little Parr Close, Stapleton, Bristol, BS16 1AF

£300,000

HUNTERS®
HERE TO GET *you* THERE

- 3 bedroom individual semi detached property
- Within easy reach to the M32, Eastville Park and Bristol centre
- 2 separate bathrooms
- Off street parking for several vehicles
- Lounge and separate dining room
- Popular sought after development
- Offered with vacant possession
- Ensuite shower to master bedroom
- Enclosed rear garden
- Separate staircase to 3rd bedroom

A unique and individual 3 bedroom semi detached property located on a popular and exclusive development acquiring great access to the M32 and Bristol centre. This well spaced home is offered with vacant possession and would make an ideal first time buyer or young family property. Internally to the ground floor there is a lounge, a separate dining room with garden access, and a fitted kitchen with further garden access. To the first floor there are 2 bedrooms with the master having an ensuite shower. There is also a 2nd staircase taking you to the 3rd bedroom and a separate shower room. Further benefits include off street parking, gas central heating and a rear garden. An internal vieiwng is recommended to appreciate the scope and potential on creating a lovely home.











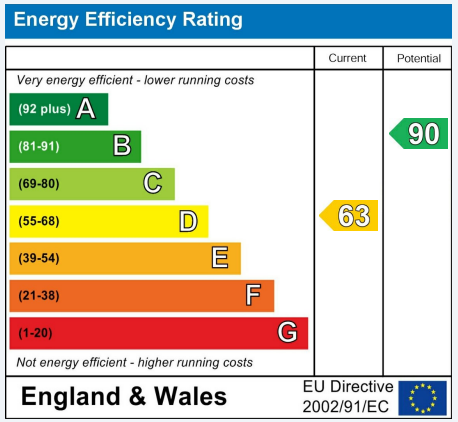
Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

764 Fishponds Road, Fishponds, BS16 3UA
Tel: 0117 965 3162 Email:
fishponds@hunters.com https://www.hunters.com

ENERGY PERFORMANCE CERTIFICATE

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



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.

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.