



Connells

Hunters Way
Filton Bristol

Hunters Way Filton Bristol BS34 7EW

for sale guide price
£360,000



Property Description

NO CHAIN. In the tranquil neighbourhood of Hunters Way, Filton, this charming 4/5-bedroom house offers a delightful blend of comfort and convenience. Built in 1938, the property spans an impressive 1,109 square feet, providing ample space for family living.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The well-appointed kitchen is spacious and functional, making it an ideal setting for culinary enthusiasts. The property features five generously sized bedrooms, some with en-suites, ensuring that everyone has their own personal retreat.

The bathroom is thoughtfully designed, catering to the needs of modern living. Outside, the rear garden presents a lovely outdoor space, perfect for relaxation or family gatherings. The property is situated in a peaceful area, offering a serene environment while still being conveniently close to local amenities.

Parking is a breeze, with good provisions available, making this home not only practical but also a wonderful place to reside. This property is an excellent opportunity for those seeking a family home in a quiet yet accessible location. Don't miss the chance to make this charming house your new home.

Hunters Way is a residential road in Filton just off the popular Gloucester Road which runs directly into Bristol City Centre.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

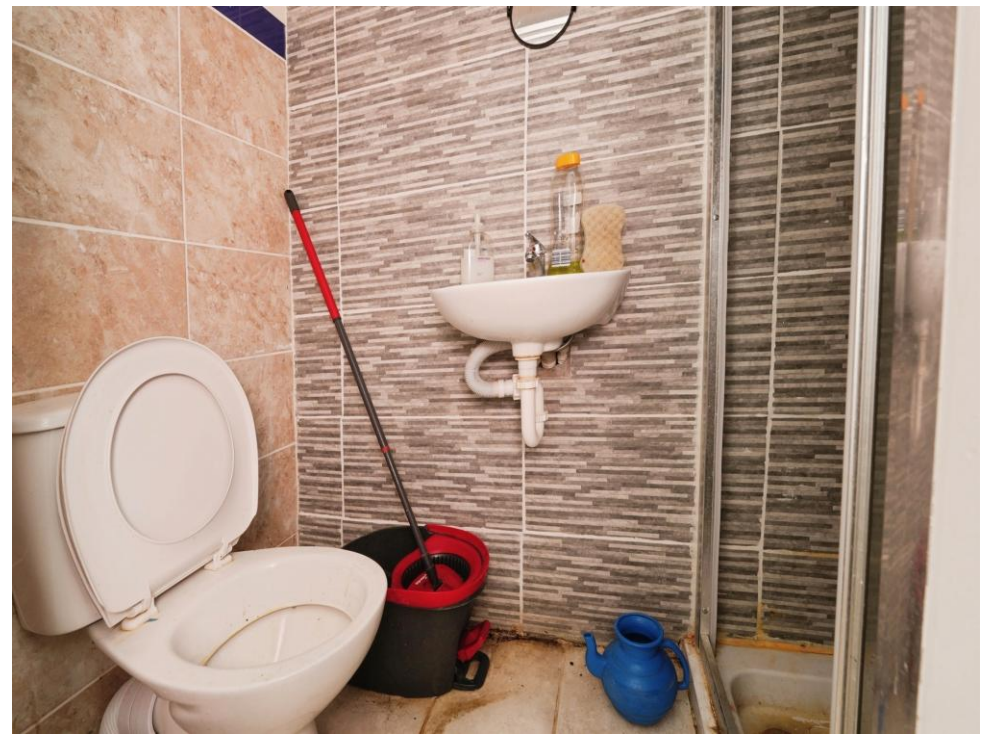
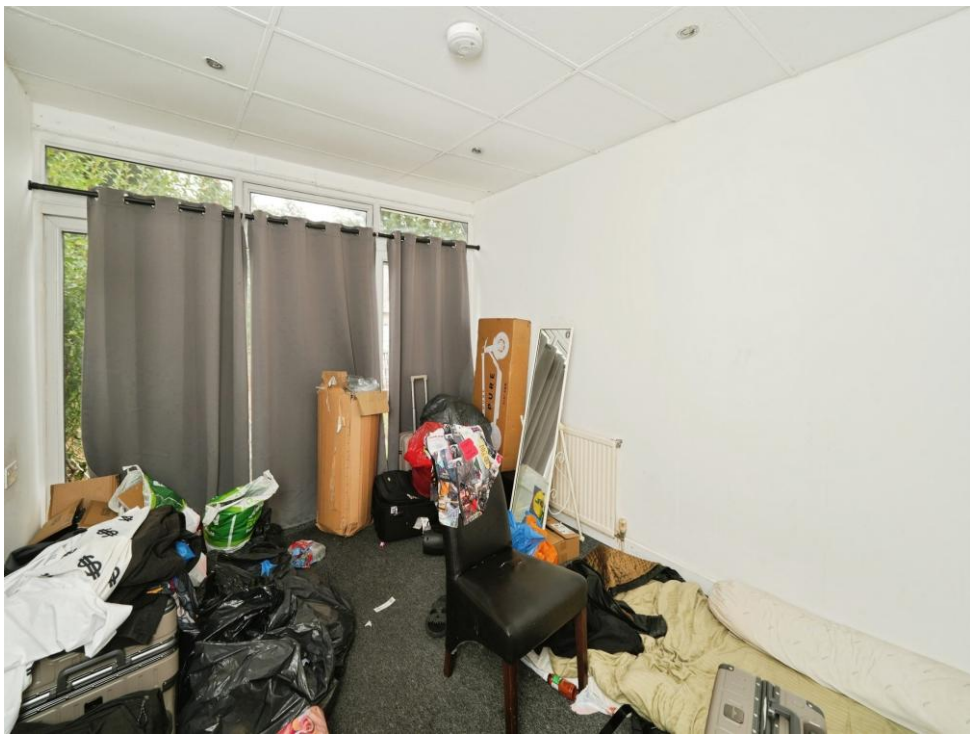
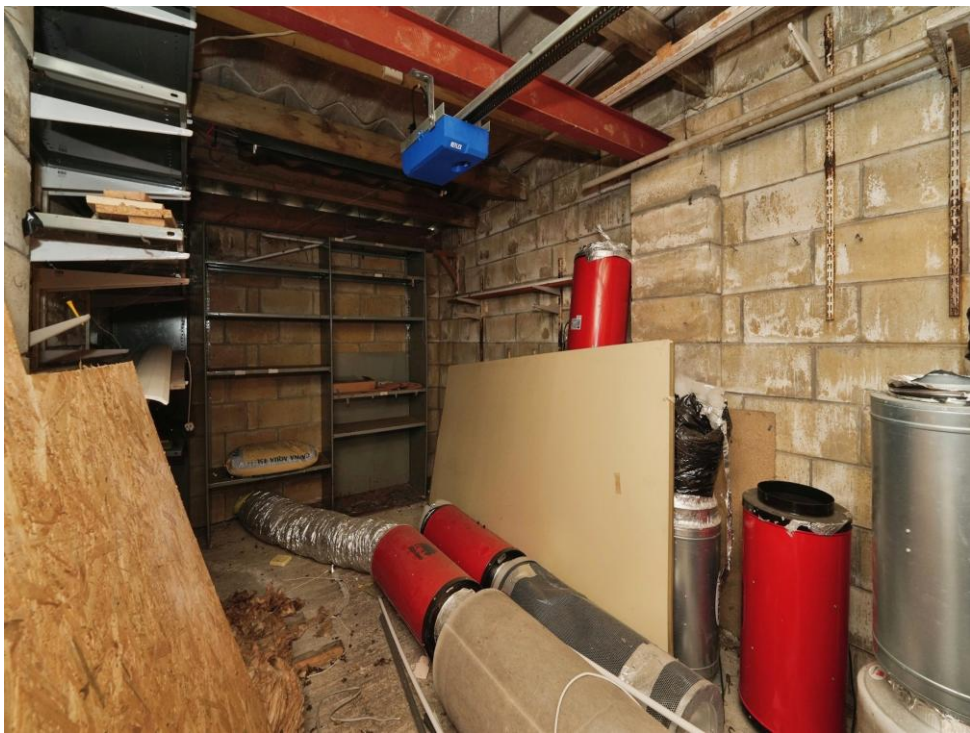
The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

Hunters Way is a very impressive home that has been carefully considered and brilliantly executed. The property is perfectly located close to Cribbs Causeway with its vast range of shops and restaurants whilst remaining in close proximity to major employers such as Southmead Hospital, Airbus and The MoD. The new ytl arena which is scheduled to be built on the Brabazon hangars at the former Filton airfield is also a short walk away, the area is expected to undergo vast development over the coming years which can only be seen as a positive sign for the community. The property is also perfectly located close to the green open spaces of Elm Park which is hugely popular with families in the area and boasts an impressive recreational park and leisure centre which has recently been renovated, offering a perfect hub for the community. Local residents can also enjoy Filton community garden with its array of greenery and peaceful seating area. Abbey Wood Station is just a short walk away, whilst Parkway Station is a 10-minute drive away and has a direct link to London within 1hr20mins.







To view this property please contact Connells on

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Unit 4 The Shield Retail Centre Link Road Filton
BRISTOL BS34 7BR

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/FIL309354



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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