

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



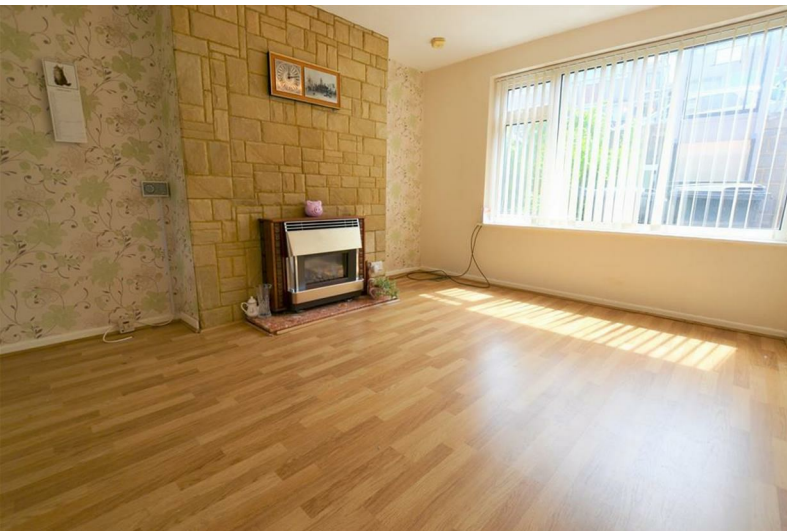
## Crantock Avenue

Bristol, BS13 7QP

Guide Price £285,000



Council Tax:



# 25 Crantock Avenue

Bristol, BS13 7QP

Guide Price £285,000



## ENTRANCE HALLWAY

11'5" x 5'11" (3.47 x 1.80)

Access to the property through the front door into the entrance hallway. Stairs leading from the ground floor to the first floor. Access to the living room and kitchen.

## LIVING ROOM

14'4" x 13'0" (4.37 x 3.96)

Leading from the hallway into the living room. Double glazed window to the front. Double doors opening to dining room.

## DINING ROOM

8'4" x 11'0" (2.55 x 3.35)

Leading from the living room into the dining room. Double glazed window to the rear.

## KITCHEN

8'4" x 7'11" (2.55 x 2.42)

Leading from the hallway into the kitchen. Double glazed window to the rear. Sink with drainer. Built in cooker. Space for fridge/freezer, dishwasher and washing machine. Access to the rear garden.

## LANDING

10'0" x 8'10" (3.06 x 2.70)

Stairs leading from the ground floor to the first floor. Access to the bathroom and all three bedrooms. Double glazed window to the side.

## BEDROOM ONE

12'8" x 10'0" (3.86 x 3.06)

Leading from the landing into bedroom one. Double glazed window to the front. Storage cupboard.

## BEDROOM TWO

10'8" x 10'0" (3.26 x 3.06)

Leading from the landing into bedroom two. Double glazed window to the rear.

## BEDROOM THREE

7'2" x 8'10" (2.18 x 2.70)

Leading from the landing into bedroom three. Double glazed window to the front.

## SHOWER ROOM

5'6" x 8'2" (1.68 x 2.50)

Leading from the landing into the shower room. Obscured double glazed window to the rear. The shower room consists of a walk in shower, wash basin and W/C.

## FRONT GARDEN

Access to the property via the steps leading to the front door. Driveway providing off street parking. Side access to rear garden.

## REAR GARDEN

Access to the rear garden via the kitchen or access from side of the property. Patio area. Outbuilding.

## PROPERTY INFORMATION

Council Tax Band - C

EPC - TBC

Freehold Property.



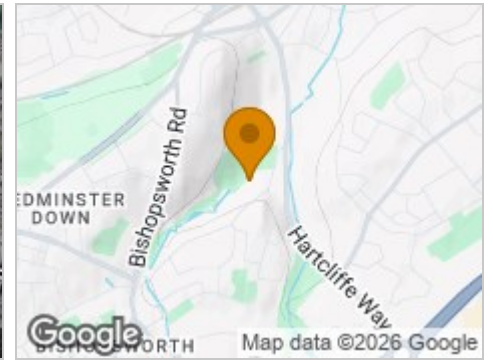
## Road Map



## Hybrid Map



## Terrain Map



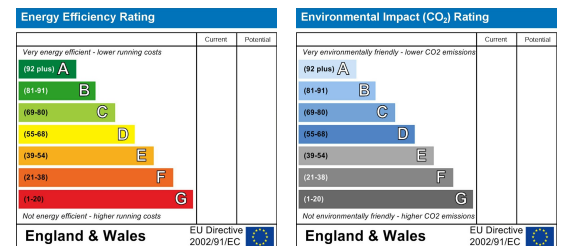
## Floor Plan



## Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 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.