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213 Ilchester Crescent, Bristol, BS13 7HS

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£375,000

A well-proportioned three-bedroom mid-terrace home offering flexible and practical living accommodation. The property comprises a welcoming front lounge, fitted kitchen, and a separate dining room, ideal for family living or entertaining.

To the rear is a useful utility room, providing additional storage and laundry space. The property enjoys open views, adding to the sense of space and natural light.

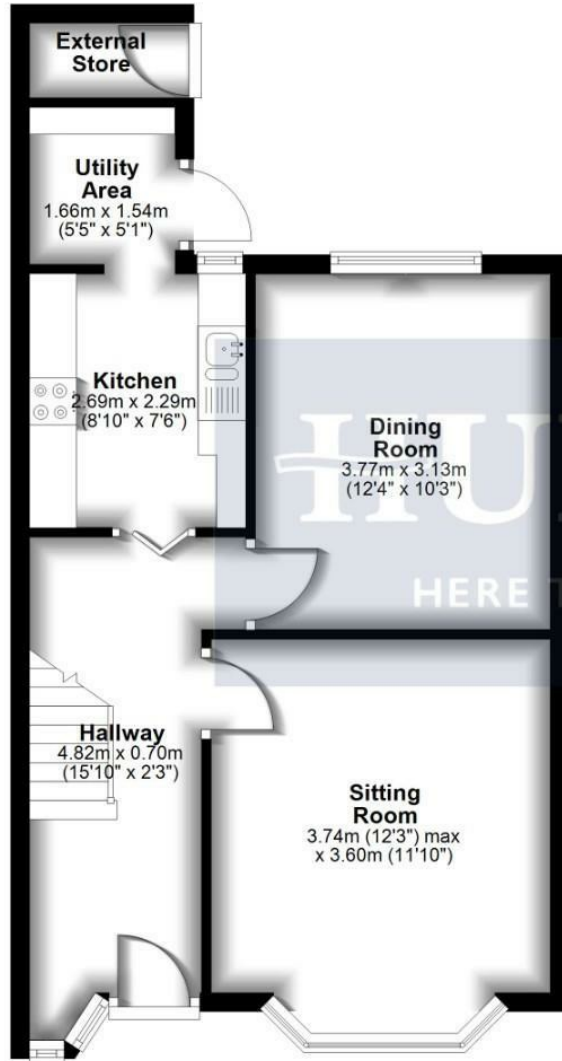
Externally, the home benefits from rear access leading to an existing off-street parking space, currently unused by the sellers. There are also two small outbuildings, ideal for storage, a workshop or hobby space.

With its versatile layout, three bedrooms and additional storage, this property would appeal to families, first-time buyers, and investors alike.

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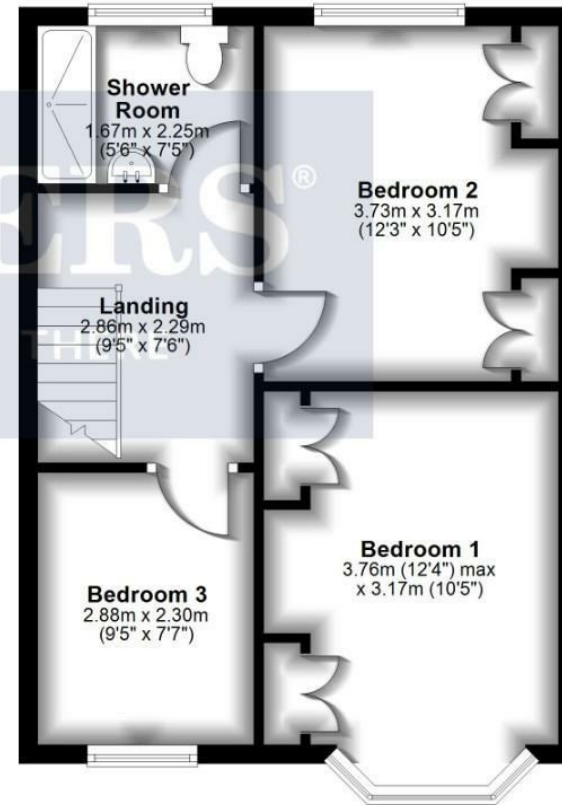
Ground Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.1 sq. feet)




Total area: approx. 89.2 sq. metres (960.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. 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.



