

HUNTERS®

HERE TO GET *you* THERE



Wroughton Crescent

BS13 7EW

£1,600 Per Month



Hunters Estate Agents are pleased to bring to the market this immaculately presented, semi-detached home situated in the ever popular Bedminster Down, South Bristol. Comprising in brief a living room, kitchen/diner, w/c, three bedrooms, and a bathroom. Further benefits include off-road parking and an enclosed front and rear garden. Available Immediately. Call 0117 244 4441 today to view! No sharers

Income Requirements £48,000



W/C

Leading from the hallway into the W/C. Wash hand basin. Low level W/C. Utility cupboard including washing machine and tumble dryer.

FRONT GARDEN

Access to the property via a block paved driveway with gated access into the front garden. Off street parking for several vehicles. Enclosed by fences. Access to the front of the property.

HALLWAY 9'9" x 2'11" (2.96 x 0.88)

Leading from the front of the property into the hallway. Storage cupboard. Access to the W/C. Access into the kitchen/diner.

KITCHEN/DINER 19'10" x 10'10" (6.04 x 3.30)

Leading from the hallway into the kitchen/diner. Double glazed window to the rear. Double doors leading into the rear garden. Range of wall and base units. Integrated fridge/freezer and dishwasher. Built in drinks fridge. Oven with hob and extractor over. Doors providing access into living room. Built in storage around the fireplace.

LIVING ROOM 10'11" x 10'8" (3.32 x 3.25)

Leading from the kitchen/diner into the living room. Double glazed window to the front. Wall storage cupboard.

LANDING 10'8" x 3'0" (3.24 x 0.91)

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

BEDROOM ONE 11'10" x 10'11" (3.60 x 3.34)

Leading from the landing into bedroom one. Three double glazed windows to the rear. Two fitted wardrobes.

BEDROOM TWO 10'9" x 10'2" (3.28 x 3.11)

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

BEDROOM THREE 10'11" x 7'5" (3.32 x 2.25)

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

BATHROOM 7'3" x 7'3" (2.22 x 2.21)

Leading from the landing into the bathroom. The bathroom consists of a walk in shower, bath, low level w/c and wash hand basin. Double glazed obscure window to the front.

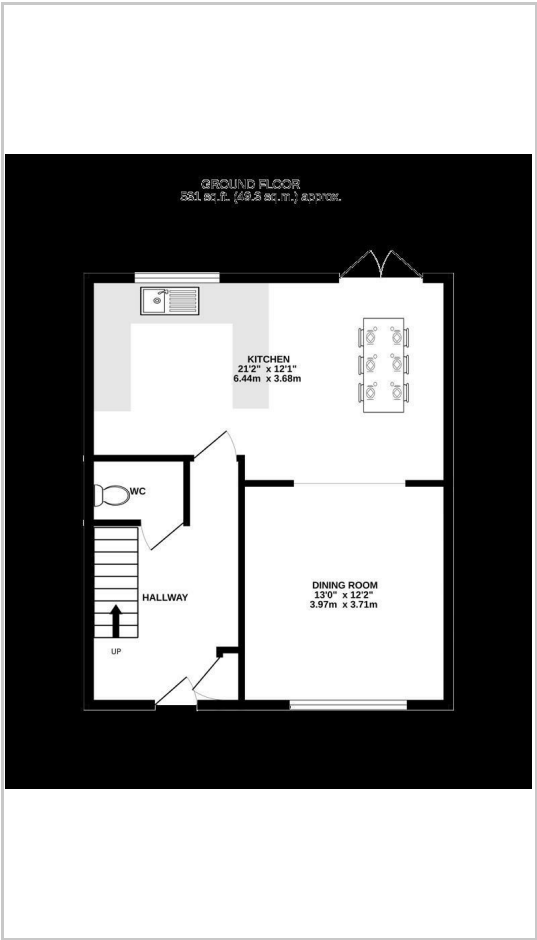
REAR GARDEN

Access to the rear garden via the kitchen/diner. Patio area. Lawn area. Access to the workshop.

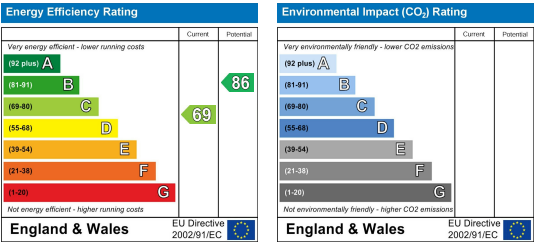
Area Map



Floor Plans



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.