

HUNTERS®

HERE TO GET *you* THERE



Hill Crest

Bristol, BS4 2UN

Offers In The Region Of £360,000



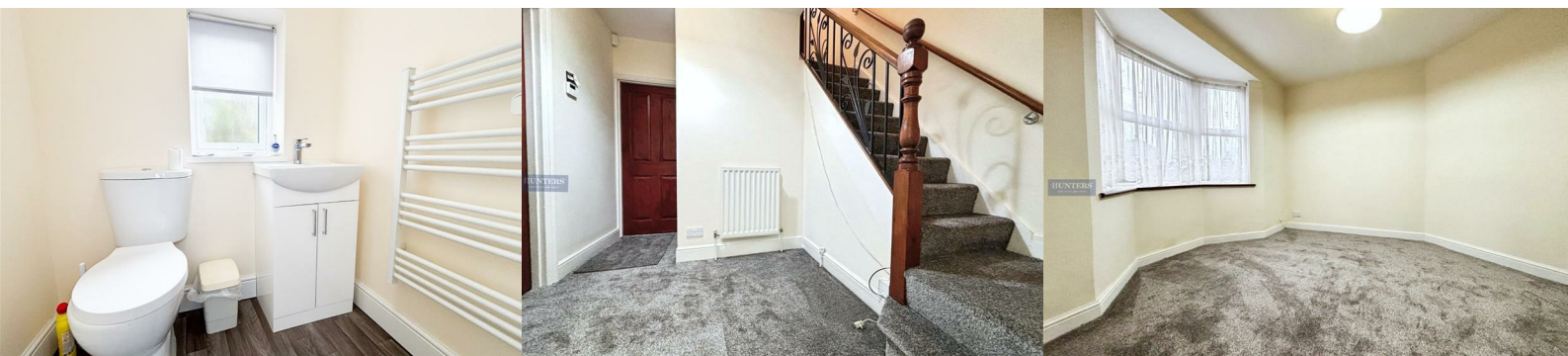
**** NO ONWARD CHAIN****

Nestled in the charming area of Hill Crest, Bristol, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With a generous layout, the property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time. The three well-proportioned bedrooms offer ample space for relaxation and rest, while the bathroom provides essential facilities for everyday living.

One of the standout features of this home is the parking space available for two vehicles, a rare find in such a desirable location. The front and rear gardens provide a delightful outdoor space, ideal for gardening enthusiasts or for children to play safely. Situated in a peaceful cul-de-sac, this property offers a tranquil environment, away from the hustle and bustle of city life.

With its prime location and potential for improvement, this semi-detached house in Hill Crest is an excellent choice for families or individuals seeking a project that will ultimately yield a beautiful home. Do not miss the chance to explore the possibilities that await in this promising property.

To appreciate all that this property has to offer call Hunters today to arrange your internal viewing on 0117 9723948 or email us at knowle.bristol@hunters.com



Driveway
Situating to the front of the property providing off street parking.

Porch
Entrance door to front elevation, Door to W/C.

W/C
Double glazed window to side elevation, Low level W/C, Wash hand basin, Radiator, Vinyl floor.

Hallway
Entrance door to front elevation, Stairs to first floor, Doors to rooms, Radiator, Carpet.

Reception Room One
Double glazed bay window to front elevation, Chimney breast, Radiator, Carpet.

Reception Room Two
Double glazed window to rear elevation, Chimney breast with feature fireplace, Radiator, Carpet.

Kitchen
Double glazed window to side elevation, Range of wall and base units with work spaces above, Fitted cooker, Fitted electric hob, Plumbing for washing machine, Sink drainer, Under stairs storage, Door to garden, Radiator, Vinyl floor.

Landing
Double glazed window to side elevation, Loft access, Doors to rooms, Carpet.

Bedroom One
Double glazed window to rear elevation, Built in storage cupboards, Radiator, Carpet.

Bedroom Two
Double glazed window to front elevation, Chimney breast, Radiator, Carpet.

Bedroom Three
uPVC double glazed window to rear, Radiator, Carpet

Bathroom
Double glazed window to front elevation, Panelled bath with shower over, Low level W/C, Wash hand basin, Radiator, Vinyl floor.

Rear Garden
Enclosed via fencing, Laid to lawn, Pathway leading to the rear, Side access via gate.

Garage
Situating to the side of the property, Access via side door or up and over door to the front.

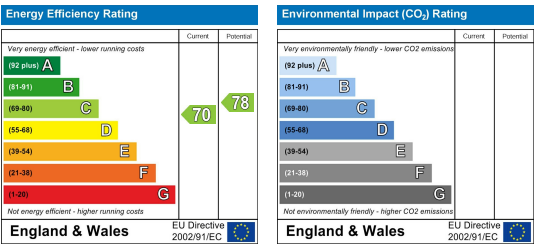
Area Map



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.