

# HUNTERS®

HERE TO GET *you* THERE



## Brixham Road

Bristol, BS3 5LQ

Guide Price £375,000

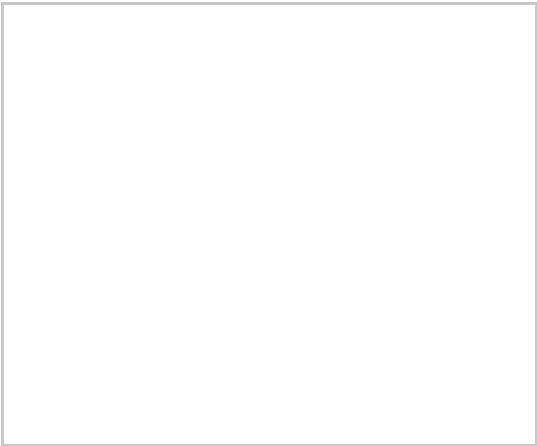


Hunters BS3 are thrilled to present this vastly extended four bedroom (circa 1300sq ft) family home on Brixham Road, Bedminster

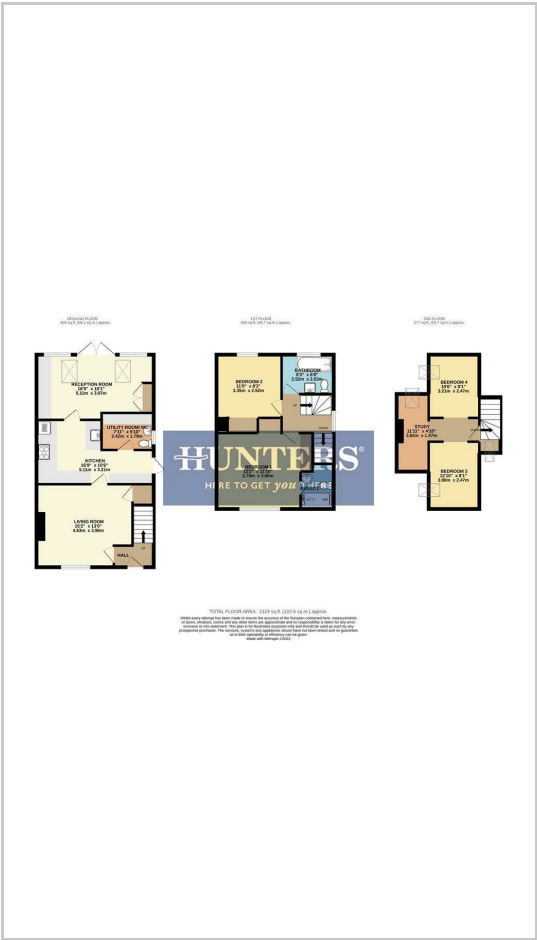


- LIVING ROOM 15'2" x 13'0" (4.63 x 3.96)
- UTILITY ROOM/ WC 7'11" x 5'10" (2.42 x 1.79)
- KITCHEN 16'9" x 10'6" (5.11 x 3.21)
- RECEPTION ROOM 16'9" x 10'1" (5.11 x 3.07)
- BEDROOM ONE 12'2" x 11'10" (3.70 x 3.60)
- BEDROOM TWO 11'0" x 8'3" (3.35 x 2.52)
- BATHROOM 8'3" x 6'8" (2.52 x 2.03)
- BEDROOM THREE (LOFT) 12'10" x 8'1" (3.90 x 2.47)
- BEDROOM FOUR (LOFT) 10'6" x 8'1" (3.21 x 2.47)
- STUDY (LOFT) 11'11" x 4'10" (3.63 x 1.47)

## 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.