

HUNTERS®

HERE TO GET *you* THERE



Plummers Hill

St George, Bristol, BS5 7JG

Offers In Excess Of £375,000



Council Tax: B



61 Plummers Hill

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ENTRANCE HALL

Set back from the pavement via a brick wall and pleasant front garden with ample room for plants and bike store. This lovely family home is accessed via a UPVC/glass combination door with ornate glazing which opens onto a secondary porch with fitted door mat, fuses to the right elevation, radiator, coving & ceiling rose, doors into...

LOUNGE

14'10" x 11'6" (4.52 x 3.51)

Double glazed bay window to front, gas fire, radiator, coving

DINING ROOM

10'11" x 9'8" (3.33 x 2.95)

Double glazed window to rear, picture rail and coving, gas fireplace, radiator

KITCHEN

10'9" x 6'7" (3.28 x 2.01)

Fitted in the last 4 years. Gloss white wall and base units with work surface over and breakfast bar with space for stools, sink and drainer, tiled splash backs, space for fridge freezer and washing machine, fitted oven and hob with extractor fan over, double glazed window to side and door with step down to..

GARDEN

Pleasant sunny garden off the kitchen which has path to patio, lawn and flower beds.

STAIRS

Leading to first floor landing with storage space, loft access and doors to

SHOWER ROOM

Recently upgraded shower room with large tiled walk in shower, wc, wash hand basin, window to side, towel radiator

BEDROOM ONE

15'1" x 14'11" max (4.60 x 4.55 max)

Spanning the full width of the first floor accessed via wooden door with triple UPVC double glazing into the bay frontage, carpet, chimney stack, wall mounted radiator, coving, ceiling rose, electric light and sockets.

BEDROOM TWO

10'11" x 9'9" (3.33 x 2.97)

Accessed via a wooden door with carpet, wall mounted radiator, wall mounted radiator, UPVC double glazing to the rear aspect, coving and ceiling rose, chimney stack, built in storage cupboard with Worcester Gas combination boiler, electric light and sockets.

STAIRS

Door from entrance hall with stairs down to

BEDROOM THREE/HOME OFFICE

14'10" x 10'7" (4.52 x 3.23)

Currently used for storage. Ideal home office, extended families or rental income (with access to the shower room). Converted basement room with carpet, UPVC double glazing to the rear aspect, coving, ceiling rose, wall mounted radiator, electric light and sockets, (damp proofed/tanked walls)

SHOWER ROOM

Shower room with wooden panel door, fully tiled, double glazed window to side, extractor fan, radiator, WC, basin, shower cubicle

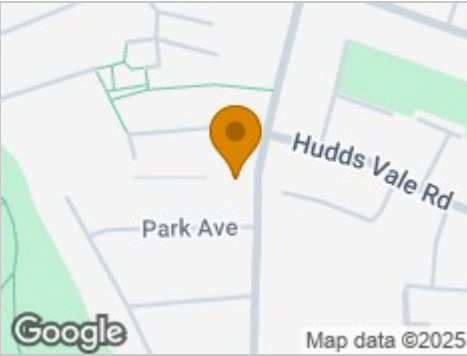
Tel: 0117 9522 939

PATIO

Private court yard outdoor area accessed only from the basement area.



Road Map



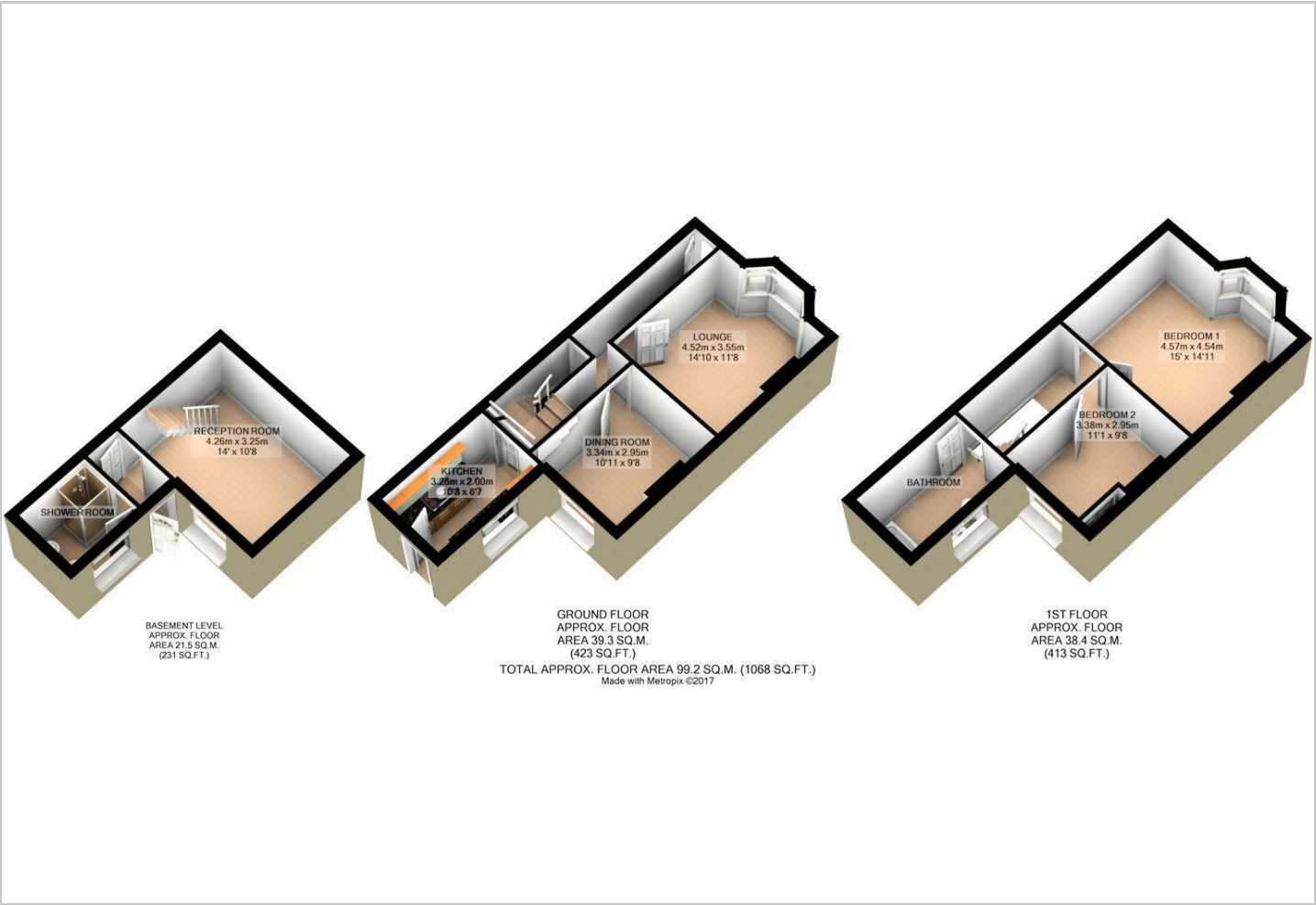
Hybrid Map



Terrain Map



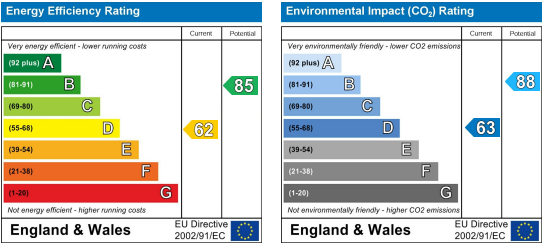
Floor Plan



Viewing

Please contact our Hunters Easton Office on 0117 9522 939 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.