



HUNTERS[®]
HERE TO GET *you* THERE

41 Brickworks Close, Bristol, BS5 7BF

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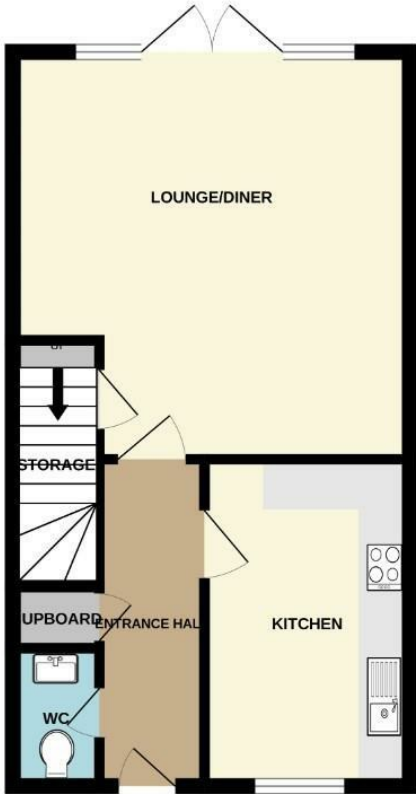
£350,000

****Look at the private location!**** This home is still in new build condition! Sitting in the quiet green corner of this peaceful new development on the edge of Whitehall within walking distance of St George Park! Complete with parking and a garage! Internally the large lounge diner sits at the back of the house looking onto the generous low maintenance garden. A modern kitchen and WC are also on the ground floor. Upstairs boasts a master bedroom with en-suite, two further bedrooms and family bathroom. Please make contact to have an internal inspection. This vendor has secured a chain free new home!

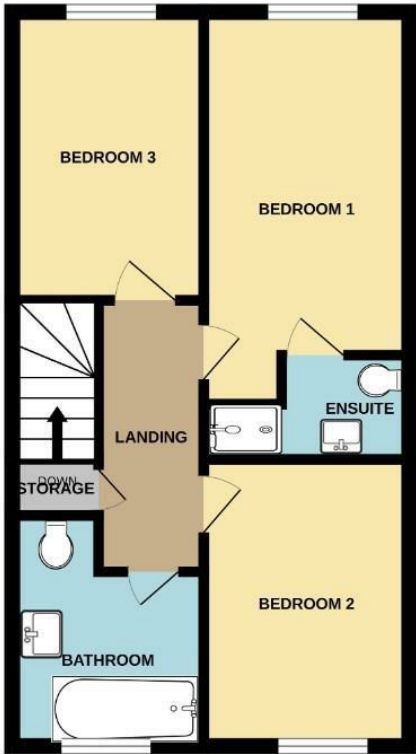
- Private Secluded Position
- Tree & Green in Front of only 4 Houses
- Garage & Parking
- Peaceful Small Development
- Like New Condition & Lots of Natural Light
- EPC C - 76 Square Meters
- Bathroom, En-suite & Cloakroom
- Large Lounge Diner with Patio Doors
- Popular BS5 Location
- Vendor Secured New Chain Free Home

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GROUND FLOOR

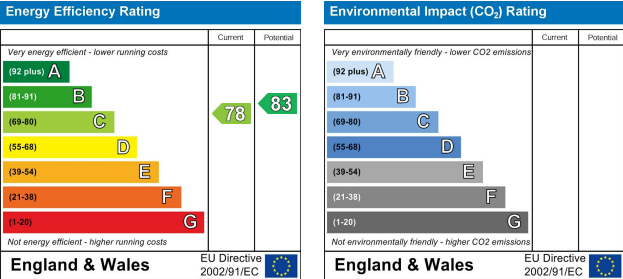


1ST FLOOR



3 BED SEMI DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025



Front Door

Side gate access to rear garden, path with flower beds beside, composite door opening into

Entrance Hall

Tiled flooring, radiator, stairs curving to the left leading to first floor, doors to..

Kitchen

12'1" x 7'6"

Grey gloss wall and base units with work surface over, sink and drainer, fitted oven and hob, space for washing machine & fridge freezer, integrated slimline dishwasher, cupboard housing boiler (2015) tiled flooring, double glazed window to front

Lounge Diner

14'11" x 14'4"

Double glazed windows beside French doors opening onto garden, radiator, laminate flooring, ample space for lounge & dining furniture, built in under stairs storage cupboard

Cloakroom

5'0" x 3'1"

WC & wash hand basin, radiator

Storage

Built in cupboard beside stairs

Stairs

Leading to first floor landing with soft grey carpet, loft access and built in storage cupboard above the stairs, doors to

Bedroom One

13'8" x 8'5"

Double glazed window to rear, radiator, alcove for wardrobe, door into

En-Suite

8'5" x 4'3"

Tiled flooring, wc, wash hand basin, shower cubicle, radiator

Bedroom Two

8'8" x 6'3"

Double glazed window to front, radiator, alcove for wardrobe

Bedroom Three

7'9" x 6'2"

Double glazed window to rear, radiator, currently used as a home office

Bathroom

7'9" x 6'2"

Tiled flooring, three piece white suite comprising wc, wash hand basin, bath with shower over, obscure glazed window to front, radiator

Garden


Large garden with patio, artificial lawn and flower beds, leading to hard standing and rear garage access

Garage & Parking

Up and over door beneath coach houses leading to garden.

(Ask agent about leasehold set up and site charge)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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.









