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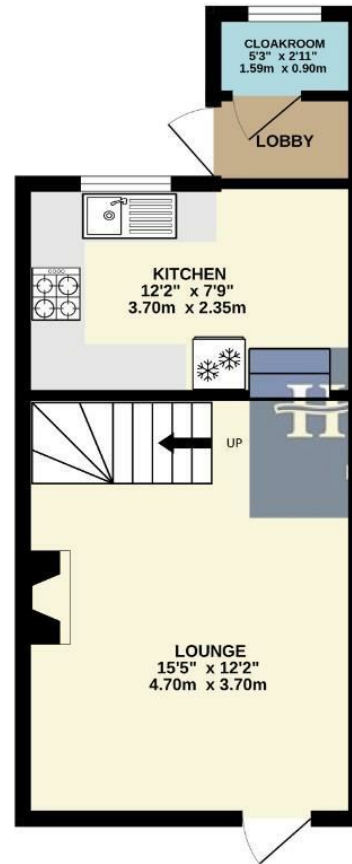
Offers In The Region Of £350,000

Nestled in the charming area of Brislington, this delightful country-style cottage offers a serene retreat from the hustle and bustle of city life. The property boasts both front and rear gardens, providing ample space for outdoor relaxation and gardening enthusiasts alike. The tranquil setting ensures a peaceful atmosphere, making it an ideal home for those seeking a quiet lifestyle.

Convenience is also a key feature of this property, with off-street parking available, allowing for easy access and peace of mind. The cottage's inviting character and picturesque surroundings make it a perfect choice for anyone looking to embrace the feel of a rural way of living while still being close to the amenities of the city.

This property presents a unique opportunity to enjoy the best of both worlds—country charm combined with urban convenience. Whether you are a first-time buyer or looking to downsize, this cottage in Brislington is sure to capture your heart. Don't miss the chance to make this lovely home your own. Call Hunters today on 0117 9723948 to arrange your internal viewing

GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.

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 C0025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Lounge

uPVC double glazed window to front, log burner, carpet, radiators x 2, stairs to first floor

Kitchen

uPVC double glazed window to rear, range of wall and base units, sink and drainer, gas hob with extractor above, fitted oven, integrated washing machine, housed combination boiler, radiator, vinyl flooring

Lobby

Wooden glazed door to rear, door to cloakroom

Cloakroom

uPVC double glazed window to rear, low level w.c, wash hand basin, vinyl flooring

Landing

storage cupboard, doors to rooms

Bedroom One

uPVC double glazed window to front, feature fireplace,, radiator, carpet, loft access

Bedroom Two

uPVC double glazed window to front, radiator carpet,

Bathroom

Skylight, spotlights, panelled bath with mixer shower over, low level W/C, wash hand basin, heated towel rail, vinyl flooring

Rear Garden

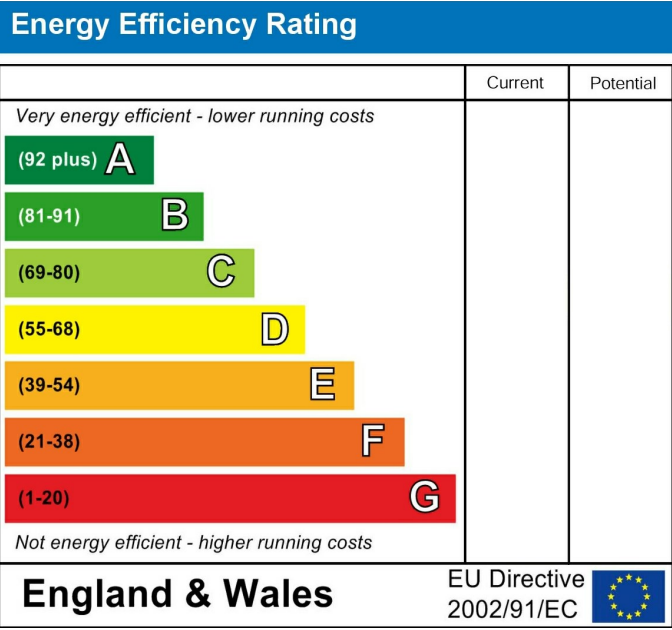
Mature rear garden with patio area

Front Garden

Shared access, mainly laid to lawn with flower borders shrubs and trees, pathway leading to front door

Parking

One parking space situated to the front of the property



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.









