



HUNTERS[®]
HERE TO GET *you* THERE

30 Hungerford Gardens, Bristol, BS4 5HB

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Guide Price £285,000

Welcome to your peaceful oasis! Transport yourself from city life to the feel of country life with this recently refurbished, two bedroom, end of terrace property with large corner garden situated on Hungerford Gardens in Brislington, close to a large retail park and park and ride.

This property is laing easiform construction - *NO ONWARD CHAIN*

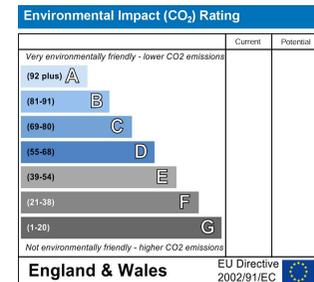
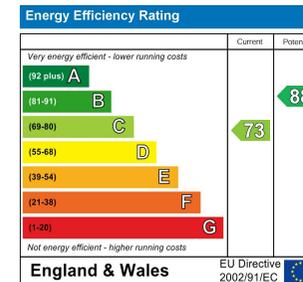
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GROUND FLOOR

1ST FLOOR



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.
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Entrance hall

uPVC Double glazed entrance door, Cupboard housing meters, Stairs to first floor, Laminate flooring.

Lounge

15.7 x 12.2

uPVC Double glazed bay window to front, Chimney breast with log burner, Radiator, Laminate flooring.

Kitchen

11.2 x 9.2

uPVC Double glazed window to rear, Range of wall and base units with worksurfaces over, Sink drainer, Integrated cooker with hob and extractor above, Plumbing for washing machine, Space for upright fridge freezer, Wall mounted combi boiler, Vinyl flooring.

Porch

Storage area and access to the rear garden.

Landing

Loft access, Doors to rooms.

Bedroom One

15.7 x 10.5

uPVC Double glazed window to front, Two large storage cupboards, Radiator, Stripped wood floors.

Bedroom Two

9.2 x 10.9

uPVC Double glazed window to rear, Radiator, Stripped wood floor.

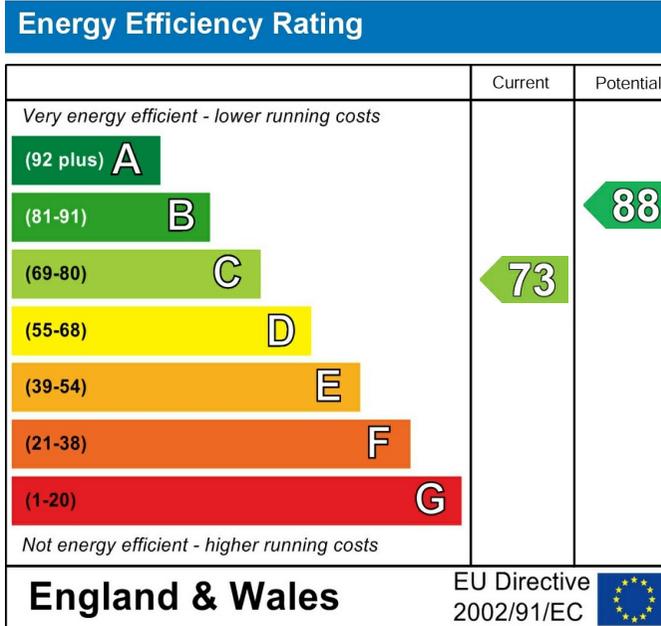
Shower Room

uPVC Double glazed window to rear, Shower, Combination unit, Radiator.

Gardens

Large wrap around rear, side and front gardens, Mature and fully enclosed.

Close to Hungerford Road Open Space



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.

