

HUNTERS[®]

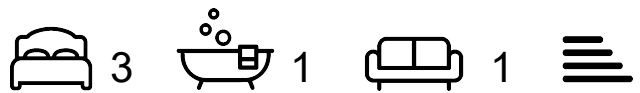
HERE TO GET *you* THERE



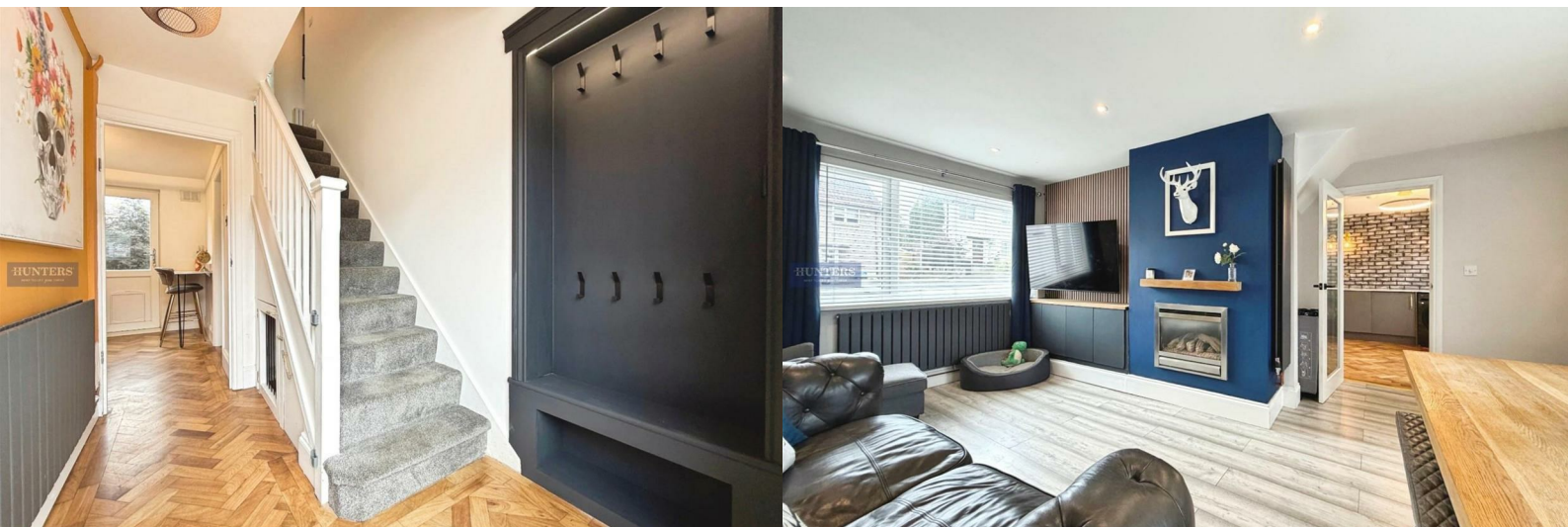
Huntingham Road

Bristol, BS13 8NB

£290,000



Council Tax: B



31 Huntingham Road

Bristol, BS13 8NB

£290,000



Entrance Hall

Composite entrance door, parquet wood flooring, built in coat stand and storage, storage under stairs, alarm, stairs rising to first floor

Lounge/ Dining Room

Dual aspect, uPVC double glazed window to front and patio doors to rear leading to the garden, feature fireplace, radiators, laminate flooring

Kitchen

Fully fitted, modern kitchen with dual aspect uPVC window to the front and rear, 5 burner hob with extractor, integrated fridge freezer, washing machine and dishwasher, sink drainer, breakfast bar, radiator, parquet flooring, uPVC double glazed door leading to the rear garden

Landing

Stairs leading from the ground floor to the first floor. Access to all three bedrooms and bathroom, uPVC window to rear, carpet

Bedroom One

uPVC double glazed window to front, storage cupboard, radiator, carpet

Bedroom Two

uPVC double glazed window to front, radiator, carpet

Bedroom Three

uPVC double glazed window to rear, storage cupboard housing combi boiler, radiator, laminate flooring

Bathroom

uPVC windows to rear, three piece suite with shower over the bath, radiator, tiled flooring

Rear Garden

Enclosed rear garden with flower borders shrubs and trees, patio area and storage shed. A cosy homemade bar sits inside the summer house, providing the perfect little garden hideaway.

Driveway

Situated to the front of the property providing parking for two vehicles

Disclaimer

Disclaimer: *The agent acting in the sale of this property is a close family member of the seller. Specifically, the acting estate agent is the seller's mother. All reasonable steps have been taken to ensure that the marketing, negotiation, and sale process is conducted fairly, transparently, and in accordance with The Estate Agents Act 1979 and all applicable professional standards.

Interested parties are advised that no preferential treatment will be given to any buyer, and all offers will be handled in line with standard procedures. Buyers should rely on their own inspections, surveys, and legal advice when considering a purchase. The agent will not provide legal advice and accepts no liability for decisions made by prospective purchasers.*



Road Map



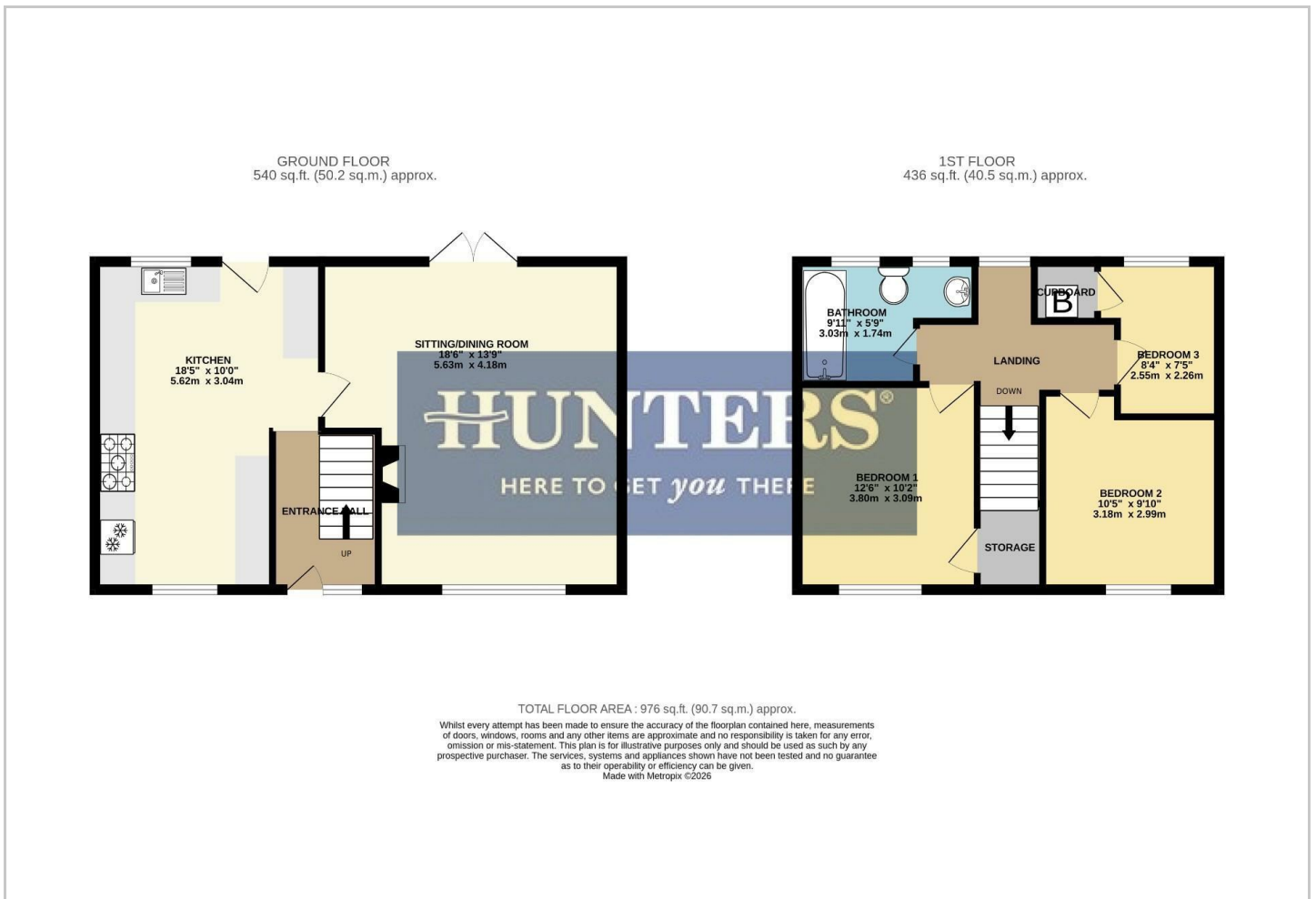
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 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.