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21 Grantson Close, Brislington, Bristol, BS4 4NA

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Guide Price £325,000

Hunters BS4 are pleased to present to the open market this three bedroom, semi detached home on the quiet cul-de sac of Granston Close in Brislington. In need of complete refurbishment this property will suit home movers looking to put their own stamp on a property or investors alike.

The property itself comprises of an entrance porch, entrance hall, lounge dining room , kitchen store room to the ground floor. Upstairs you will find three bedrooms and a bathroom. Further benefits include double glazing, gas central heating, a large rear garden, off street parking and garage.

Situated close to local amenities with transport links to Bristol city centre close by.

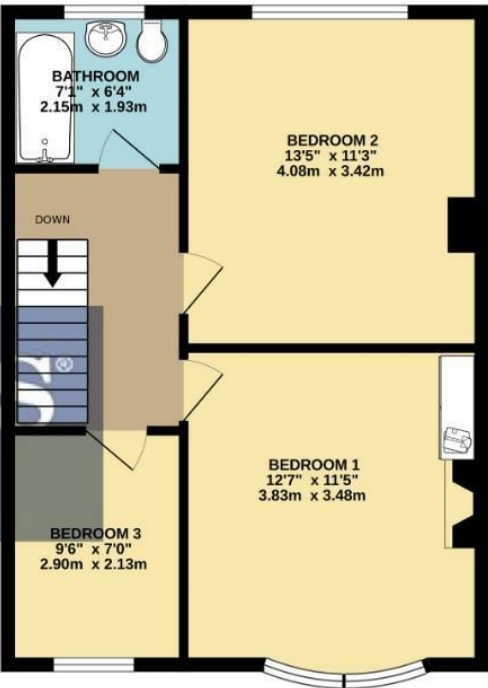
This property has bags of potential so please book your internal viewing today on 0117 9723948

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GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.

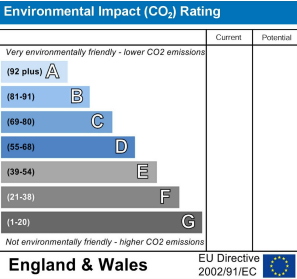
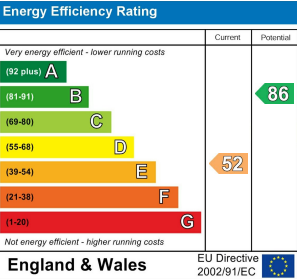


1ST FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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.  
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**Entrance Porch**

Double glazed entrance double doors to front elevation.

**Entrance Hall**

Entrance door to front elevation, Under stairs storage cupboard, Radiator, Door to lounge, Carpet.

**Lounge**

12'6" x 12'2"  
Double glazed windows to front, Chimney breast, Radiator, Carpet.

**Dining Room**

13'2" x 10'3"  
Double glazed windows to rear, Chimney breast, Radiator, Carpet.

**Kitchen**

10'2" x 7'7"  
Double glazed window to rear and side, Double glazed door to garden, Wall and base units with work spaces above, Space for cooker, Space for upright fridge freezer, Plumbing for washing machine.

**Store Room**

Double glazed door to garden, Door to garage.

**Landing**

Loft access, Doors to bedrooms.

**Bedroom One**

12'6" x 11'5"  
Double glazed bay window to front, Radiator, Built in cupboard, Carpet.

**Bedroom Two**

13'4" x 11'2"  
Double glazed window to rear, Radiator, Carpet.

**Bedroom Three**

9'6" x 6'11"  
Double glazed window to front, Radiator, Carpet.

**Bathroom**

7'0" x 6'3"  
Double glazed window to rear, Panelled bath with electric shower over, Hand basin.

**Rear Garden**

Lawn area, Bushes scrubs and trees, Pathway leading to rear.

**Front Garden**

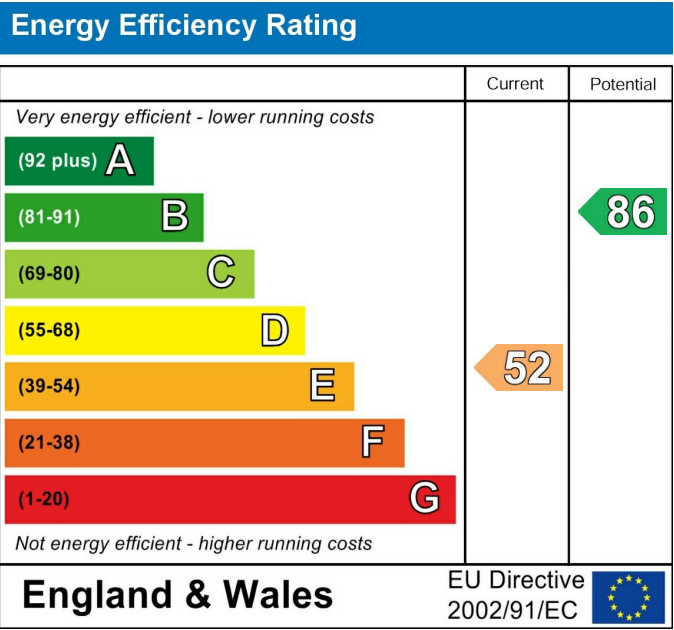
Lawn area, Laid to brick paving providing off street parking, Stairs leading to front entrance door, Trees.

**Garage**

Brick built situated to the side of the property currently used for storage.

**Off Street Parking**

Situated to the front of the property providing off street parking for 1-2 cars.



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.









