



HUNTERS[®]
HERE TO GET *you* THERE

133 Ilminster Avenue, Bristol, BS4 1BT

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Guide Price £200,000

NO ONWARD CHAIN. A Three bedroom end of terrace home in need of modernisation on Ilminster Ave in Knowle.

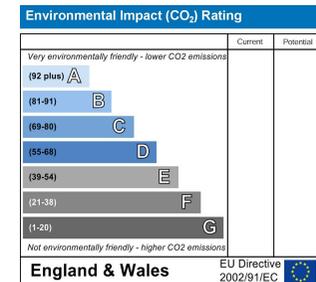
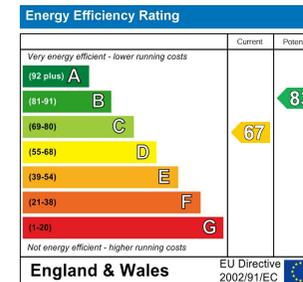
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GROUND FLOOR

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 entrance door, meters, carpet, stairs to first floor

Lounge

15'3" x 11'2"

uPVC double glazed window to front, chimney breast, storage under stairs, radiator, laminate flooring

Kitchen

11'2" x 8'11"

uPVC double glazed window to rear, wall and base units with work surface over, sink drainer, space for cooker, space for upright fridge freezer, plumbing for washing machine, radiator, laminate flooring

Bathroom

8'9" x 3'10"

uPVC double glazed window to rear, three piece bathroom suite with electric shower over bath, radiator, laminate flooring

Lobby

uPVC double glazed door leading to rear garden, laminate flooring

Landing

uPVC double glazed window to side, loft access, carpet

Bedroom One

15'7" x 12'0"

uPVC double glazed window to front, cupboard housing combi boiler, radiator, carpet

Bedroom Two

12'4" x 7'10"

uPVC double glazed window to rear, radiator, carpet

Bedroom Three

8'11" x 7'4"

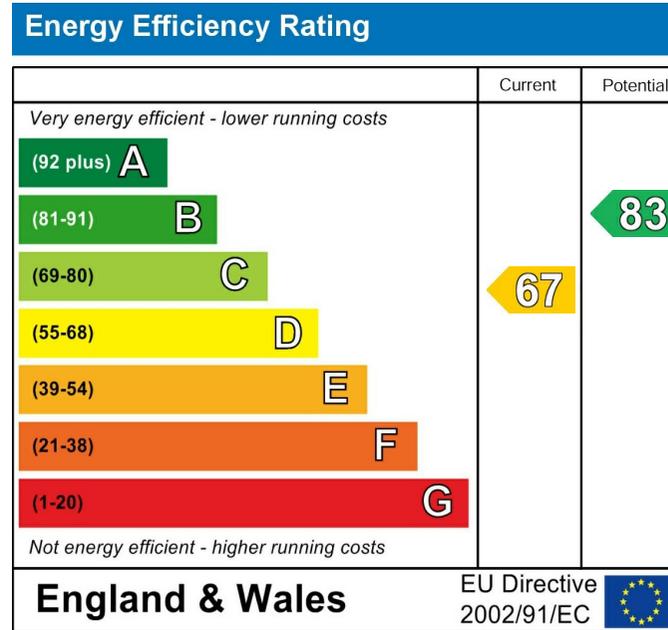
uPVC double glazed window to rear, radiator, carpet

Rear Garden

Fully enclosed and mainly laid to lawn, gated side access

Front Garden & Off Street Parking

Enclosed with gated access providing off street parking



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.







