

HUNTERS®

HERE TO GET *you* THERE



Colchester Crescent

Bristol, BS4 1SG

£285,000



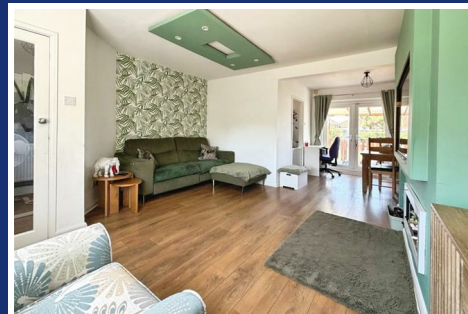
Council Tax: B



14 Colchester Crescent

Bristol, BS4 1SG

£285,000



Entrance Hall

uPVC double glazed entrance door, Cupboard housing meter box, laminate flooring.

Lounge

14'3" x 13'5" (4.35 x 4.09)

uPVC double glazed window to front, tv point, radiator, laminate floor, opening through to dining room

Dining Area

8'1" x 7'9" (2.47 x 2.35)

uPVC doors to garden, radiator, laminate floor

Kitchen

9'6" x 7'7" (2.90 x 2.31)

uPVC window to rear, range of matching wall and base units with work surfaces above, stainless steel sink drainer, fitted oven with gas hob, extractor hood, space for upright fridge/ freezer, plumbing for washing machine, plumbing for tumble dryer, tiled splash backs, tiled floor, wall mounted combination boiler in cupboard

Landing

uPVC double glazed window to side, loft access, carpeted

Bedroom One

12'6" x 9'8" (3.80 x 2.94)

uPVC window to front, radiator, carpeted

Bedroom Two

8'10" x 8'6" (2.69 x 2.60)

uPVC window to rear, radiator, carpeted

Bedroom Three

9'3" x 7'8" (2.81 x 2.34)

uPVC window to front, radiator, carpeted, fitted storage cupboard over stairs

Bathroom

uPVC window to rear, three piece bathroom suite, heated towel rail, laminate flooring

Front Garden & Driveway

Enclosed via brick wall, fencing & hedges, lawn area, opening providing off street parking for two cars, path leading to front entrance

Rear Garden

Enclosed via wooden panelled fencing, lawn area, shed, patio area with shelter, gated side access, lighting & water tap

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 sister 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



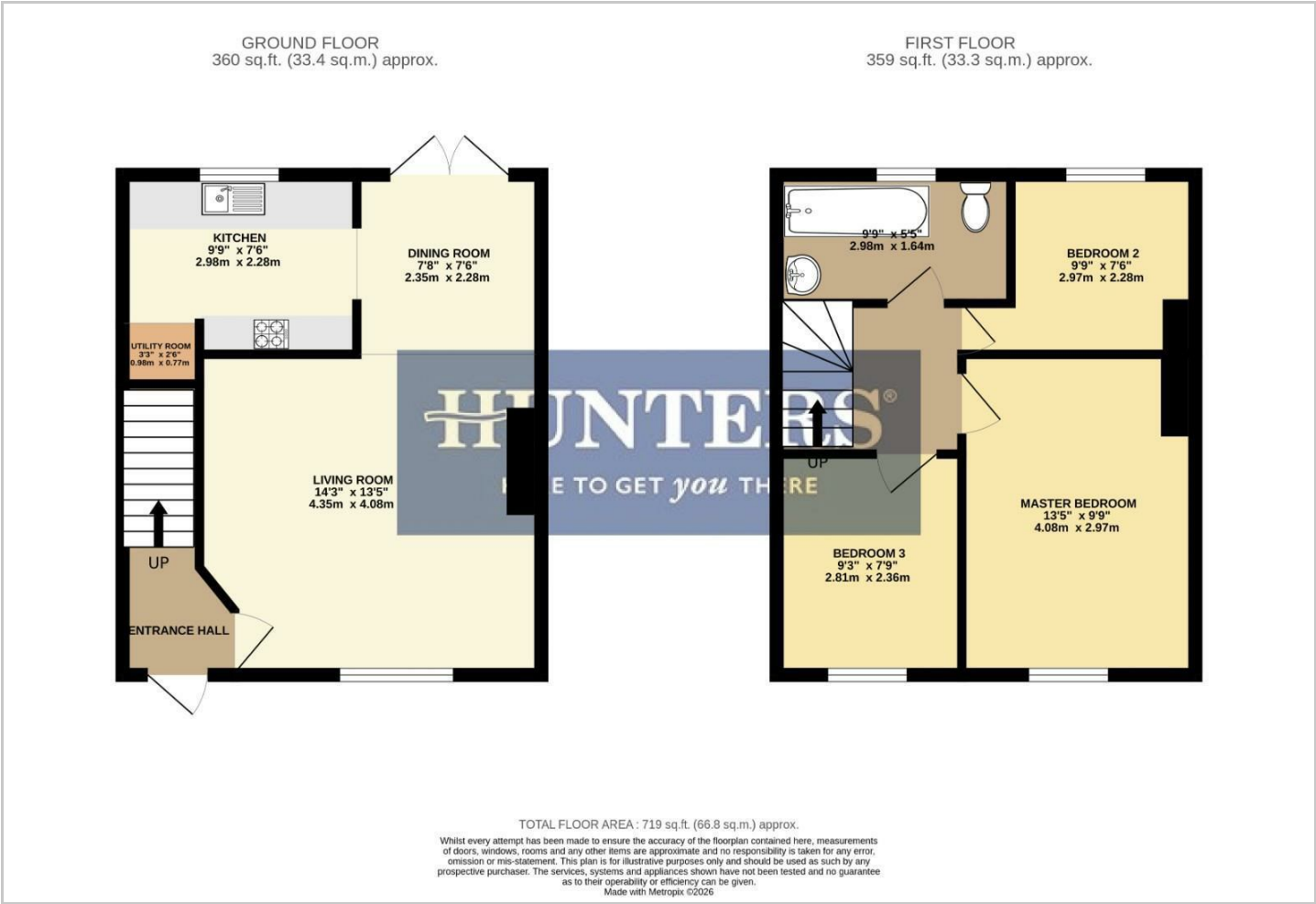
Hybrid Map



Terrain Map



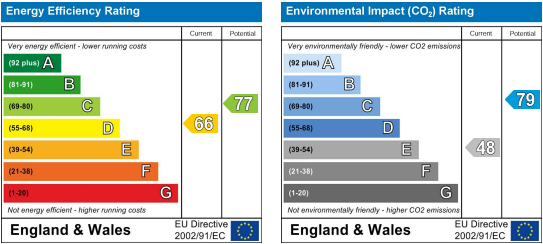
Floor Plan



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.