



## Hillside Street, Bristol

- Two Bedrooms
- Lounge
- uPVC Double Glazing
- Rear Garden
- Freehold
- Mid Terraced
- Separate Kitchen
- Gas Central Heating
- EPC- D
- VIEWS

Offers In Excess Of £300,000

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# Hillside Street, Bristol

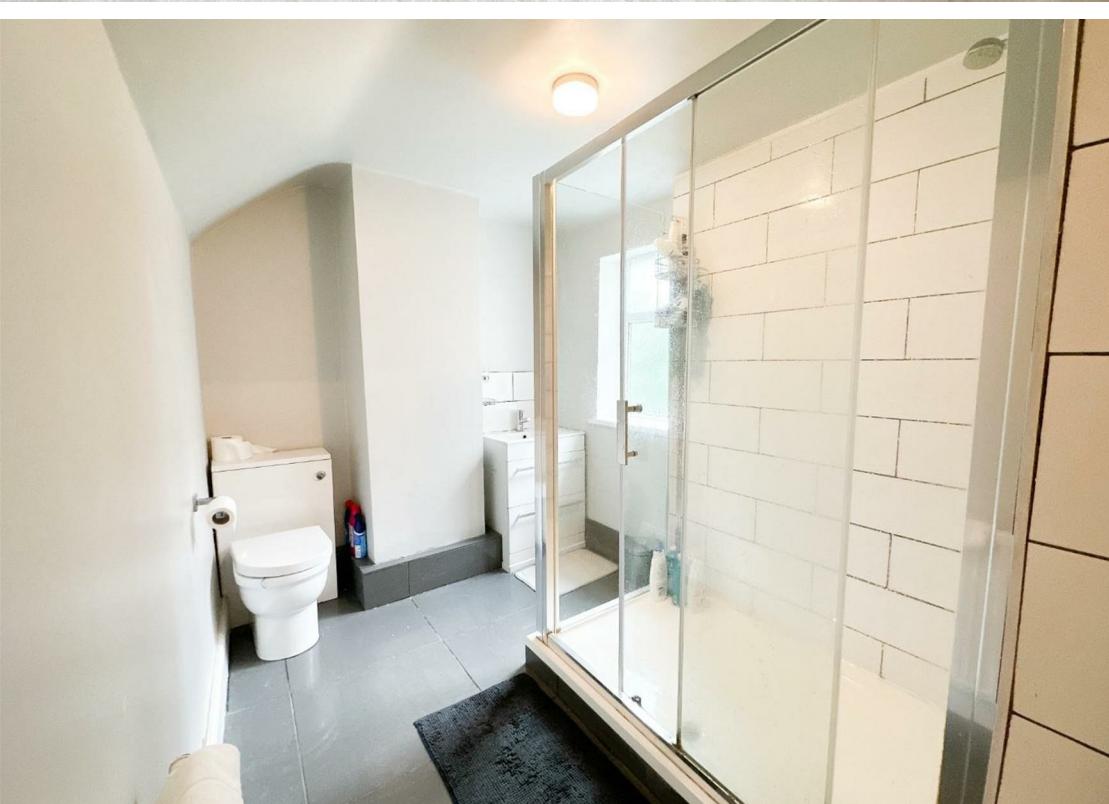
## DESCRIPTION

Hunters estate agents knowle are excited to present to the open market this very well presented, bay fronted, two double bedrooomed, terraced home. Boasting many original features and stunning views across the city, situated on Hillside street in Totterdown. Located on a popular road with Hillcrest Primary School very close by and just a short walk from the local shops and amenities of the Wells Road. This property is sure to prove popular and wont be on the market for long.

The property itself comprises of an entrance hall, bay-fronted lounge, dining room and kitchen to the ground floor. Upstairs you will find two double bedrooms and a good size modern shower room. Further benefits include gas central heating, upvc double glazing and rear garden.

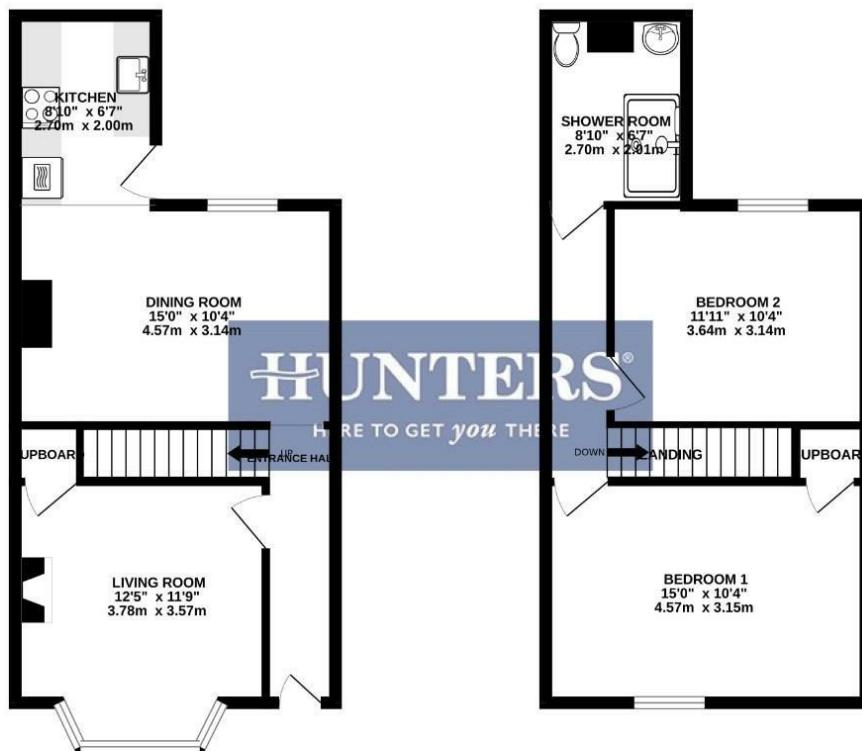
To avoid missing out please call us now on 0117 9723948 to arrange your internal viewing.





GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for illustrative purposes only and does not form part of any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their suitability for the property can be given.  
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## 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.

308 Wells Road, Knowle, Bristol, BS4 2QG

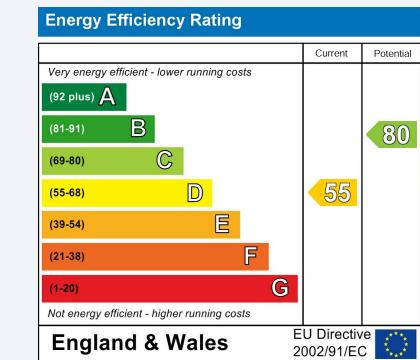
Tel: 0117 972 3948 Email:

knowle.bristol@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

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