

Wyndham Crescent, Bristol

- No Onward Chain
- Open Plan Living
- Front and Rear Gardens
- uPVC Double Glazing
- Freehold
- Three Bedroom Terraced
- Upstairs Bathroom
- Gas Central Heating
- EPC
- Council Tax Band A

Guide Price £265,000

HUNTERS[®]
HERE TO GET *you* THERE

Wyndham Crescent, Bristol

DESCRIPTION

**** PLEASE NOTE THIS PROPERTY IS OF STANDARD CONSTRUCTION BUT ATTACHED TO A NON STANDARD CONSTRUCTION, PLEASE CALL FOR FURTHER INFORMATION, ****

Hunters BS4 are pleased to present to the open market this well cared for three bedroomed terraced home in need of an internal update situated on Wyndham Crescent Broomhill. The property is well located for local amenities shops and schools and good transport links to Bristol City centre and Temple meads station are close by.

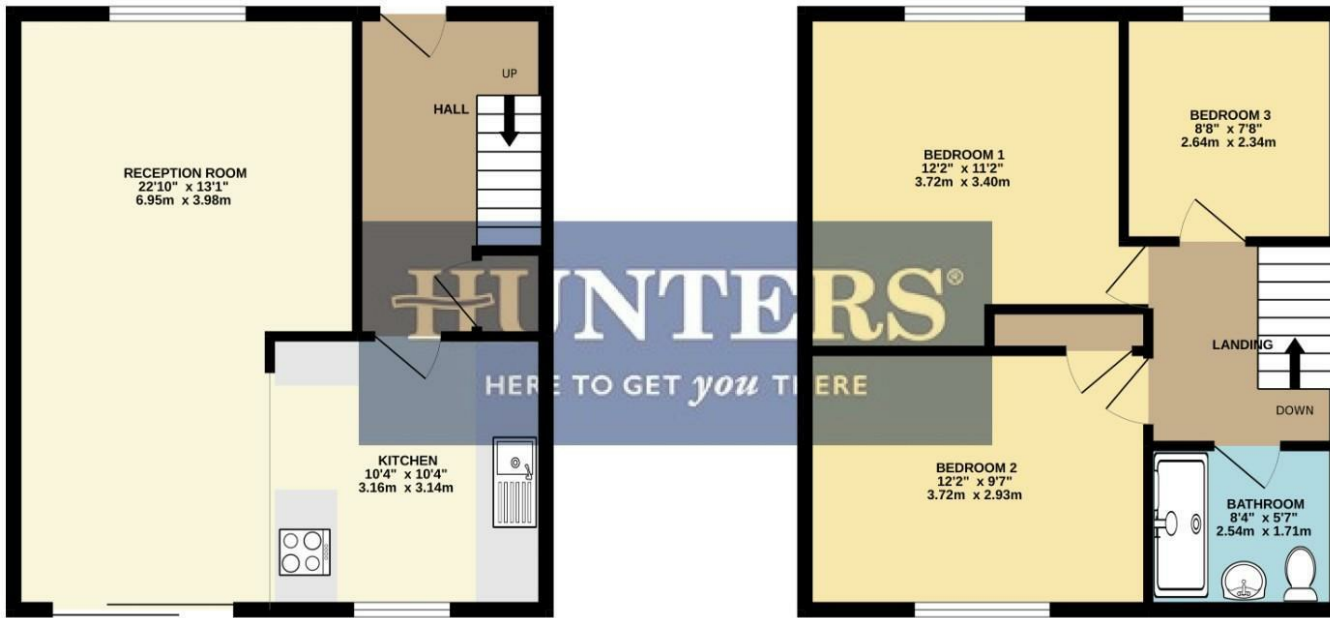
The property itself comprises of an entrance hall, open plan lounge/ diner and kitchen to the ground floor. Upstairs you will find three bedrooms and a bathroom. Further benefits include gas central heating, double glazing and front and rear gardens. Furthermore the property is offered with NO ONWARD CHAIN.





GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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

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