



## Aylesbury Crescent, , Bristol, BS3 5NW

- Extended 1930s Semi Detached
- Two Reception Rooms
- Superb Condition
- Low Maintenance Garden
- EPC Band C

- Four Bedrooms + Ensuite
- Versatile Accommodation
- Outside Office with power + Store
- Off Street Parking

**£589,950**

**HUNTERS**  
HERE TO GET *you* THERE



# Aylesbury Crescent, , Bristol, BS3 5NW



UNEXPECTEDLY RE-AVAILABLE & COMPLETE CHAIN! A beautifully presented, extended 1930s home sitting on Aylesbury Crescent



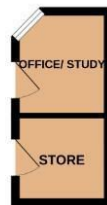


Aylesbury Crescent, , Bristol, BS3 5NW



living room 12'0" x 11'7"	sitting room/ study 11'6" x 8'2"	bedroom three 11'7" x 11'3"	store 6'2" x 6'1"
dining area 12'11" x 10'5"	bedroom one 17'8" x 8'2"	bedroom four 7'9" x 6'9"	
kitchen area 11'5" x 9'10"	bedroom two 12'0" x 11'7"	study 7'5" x 6'1"	

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.  
Made with Metropix ©2024

### Viewings

Please contact [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.