

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sherwell Road

Brislington, Bristol, BS4 4JX

£185,000



Council Tax: A



# 23 Sherwell Road

Brislington, Bristol, BS4 4JX

£185,000



## Garden

Situated to the front of the property, Enclosed via fencing, Laid to chipping stones.

## Lounge/Kitchen

Double glazed window to front elevation, Double glazed door to front elevation, Door to Bedroom, Base units with work surfaces above, Space for upright fridge freezer, Plumbing for washing machine, Sink drainer, Integrated oven with electric hob and extractor fan above, Electric heater, Laminate flooring.

## Bedroom

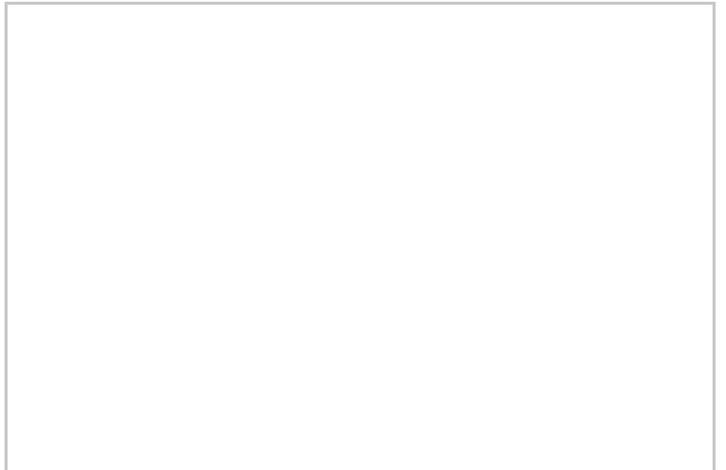
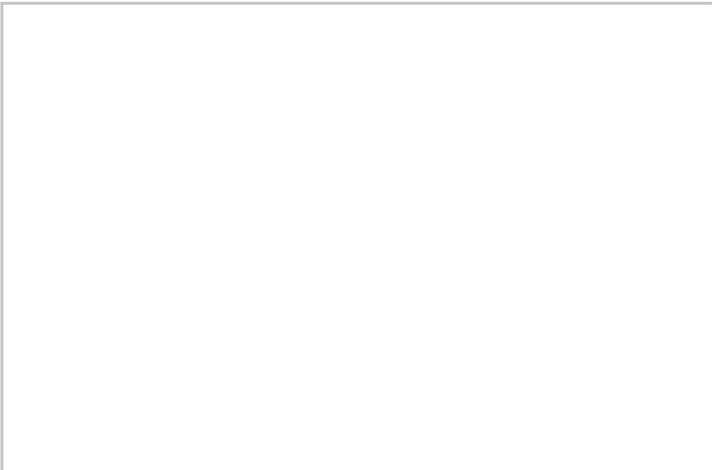
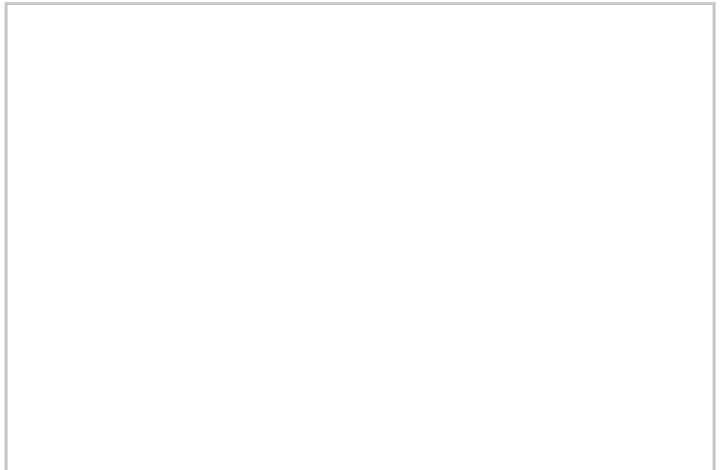
Double glazed window to rear elevation, Door to Shower Room, Electric heater, Laminate flooring.

## Shower Room

Double glazed window to rear elevation, Shower cubicle, Low level W/C, Wash hand basin, Heated towel rail, Vinyl flooring.

## Parking Space

Situated to the side of the property, providing off street parking for one vehicle.



## Road Map



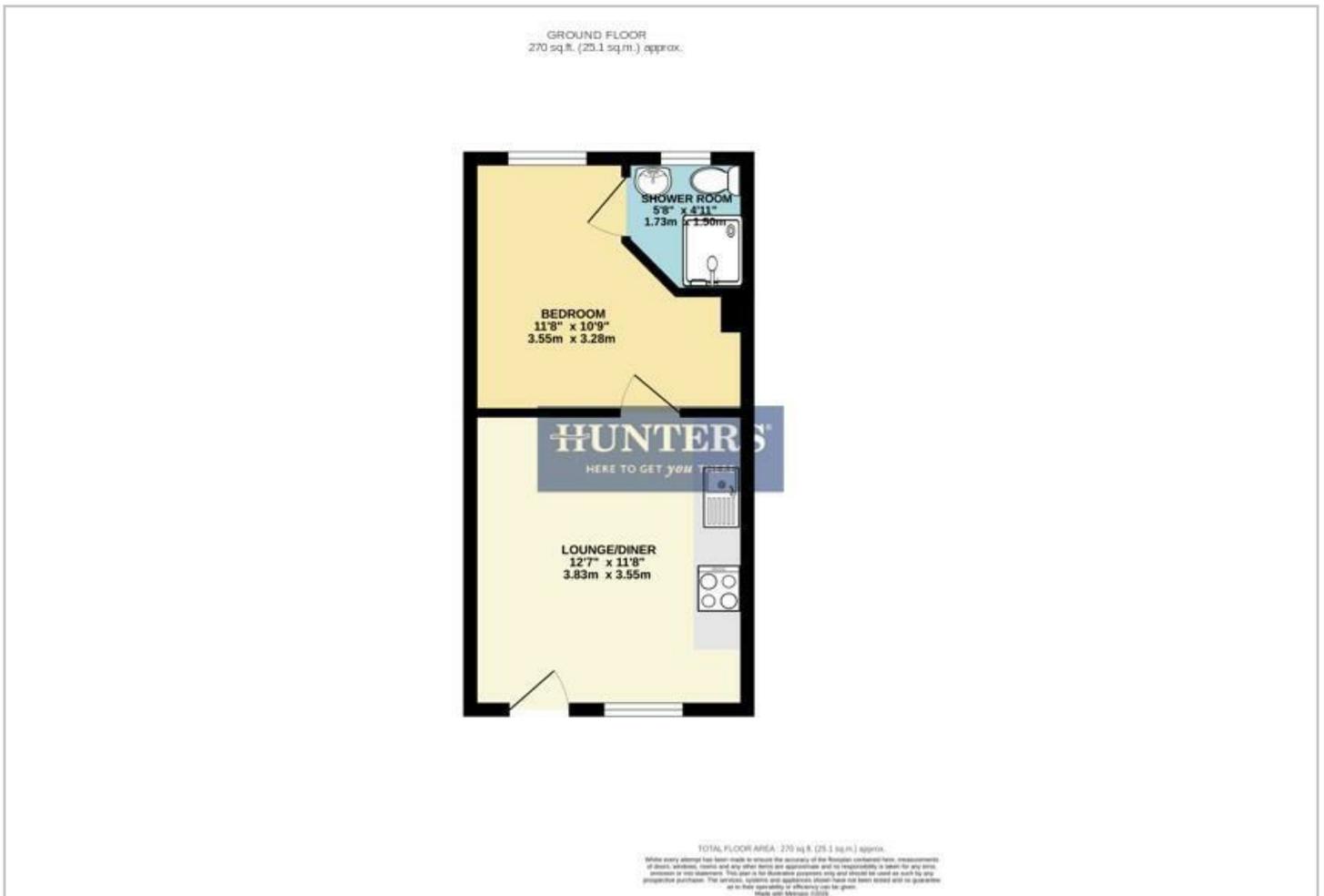
## Hybrid Map



## Terrain Map



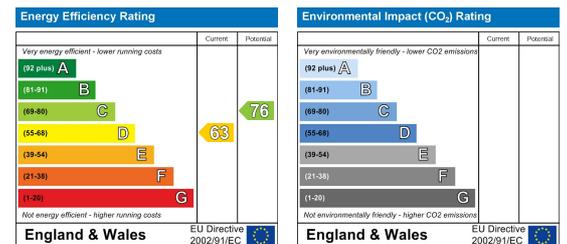
## Floor Plan



## 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.