



HUNTERS®
HERE TO GET *you* THERE

37 Hungerford Crescent, Bristol, BS4 5HH

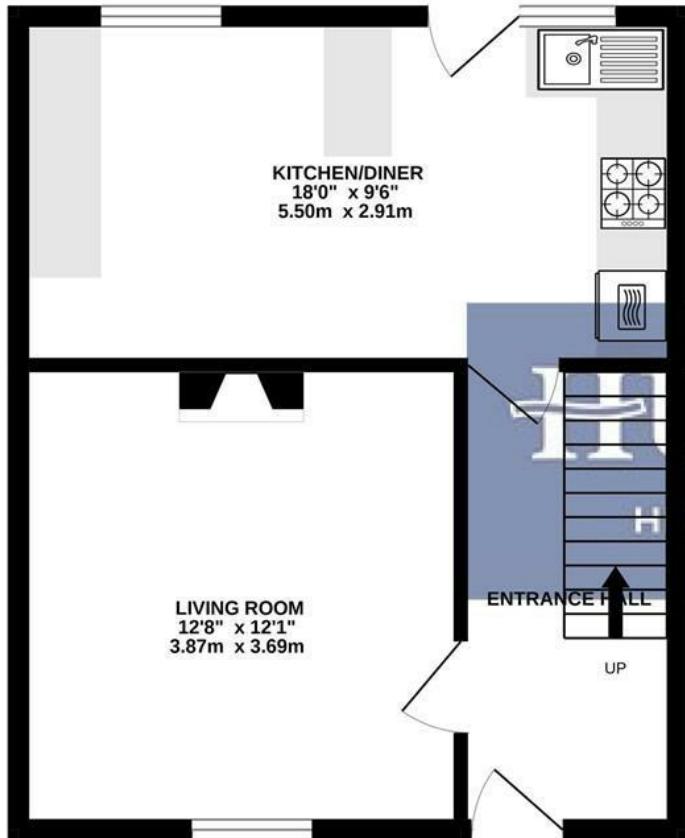
37 Hungerford Crescent, Bristol, BS4 5HH

Guide Price £260,000

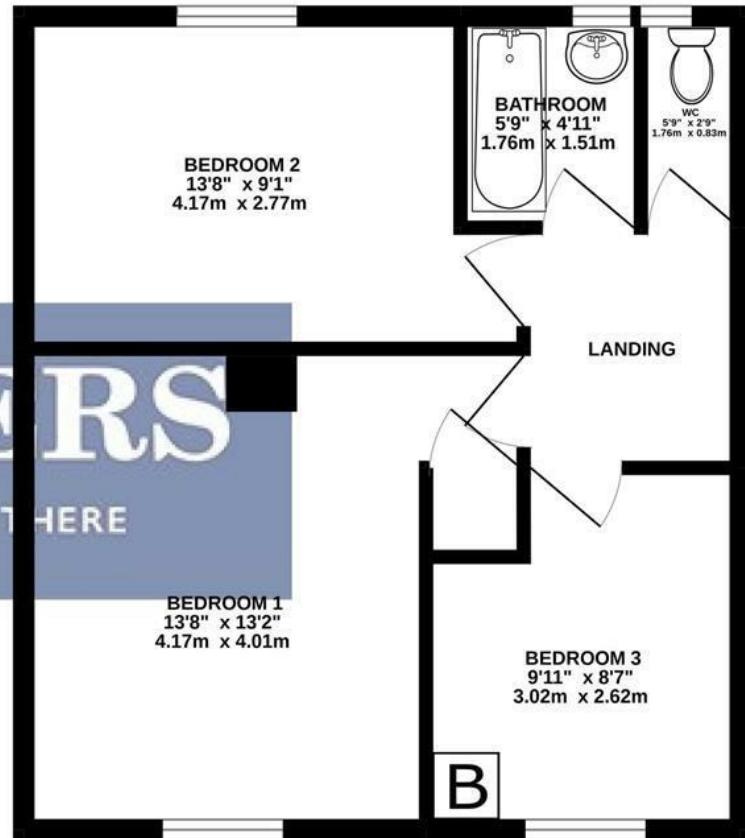
Hunters BS4 are excited to offer to the sales market this three bedroom, terraced home on Hungerford Crescent. *Please note, this property is of a poured concrete construction type and you should consult with your mortgage advisor regarding this before proceeding with a viewing*

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
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GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



FRIST FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 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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GROUND FLOOR

ENTRANCE HALL

PVCu glazed door to entrance, doors into kitchen/diner and living room, stairs rising to first floor, meters, under stairs storage

LIVING ROOM

Carpet flooring, window to front aspect, fireplace, radiator

KITCHEN DINING ROOM

Tiled flooring, range of matching wall and floor units with worktops over, stainless steel sink with drainer and mixer tap, eye level oven, gas hob with extractor over, tiled splashback, PVCu door and windows to rear aspect, space for upright fridge/freezer, radiator

FIRST FLOOR

LANDING

Stairs rising from ground floor, carpet flooring, loft hatch, access to all first floor accommodation

BEDROOM ONE

Carpet flooring, window to front aspect, radiator, cupboard

BEDROOM TWO

Window to rear aspect, carpet, radiator

BEDROOM THREE

Window to front aspect, radiator, window to front aspect, boiler

BATHROOM

Tiled surround, bath with electric shower over, window to rear aspect, radiator

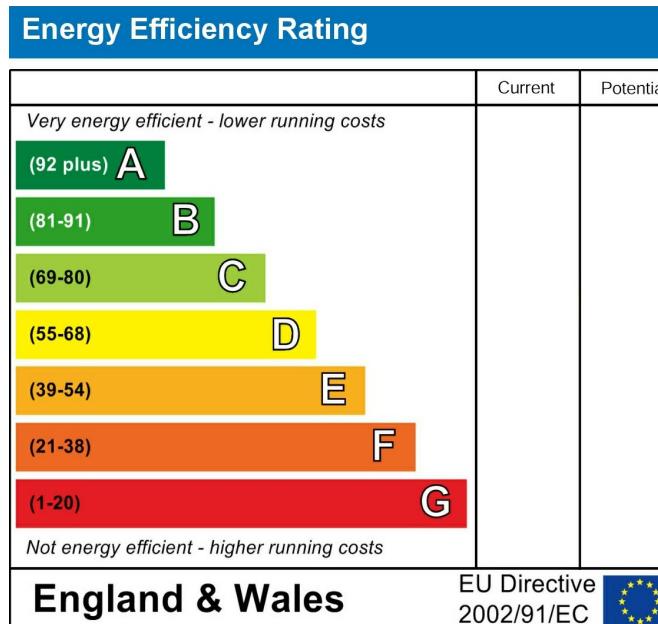
W/C

Low level toilet, window to rear aspect

GARDEN

Front - Hard standing concrete area

Rear - Enclosed garden, laid mainly to lawn, concrete, outbuilding, accessible via side lane



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. 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.

