

HUNTERS®

HERE TO GET *you* THERE



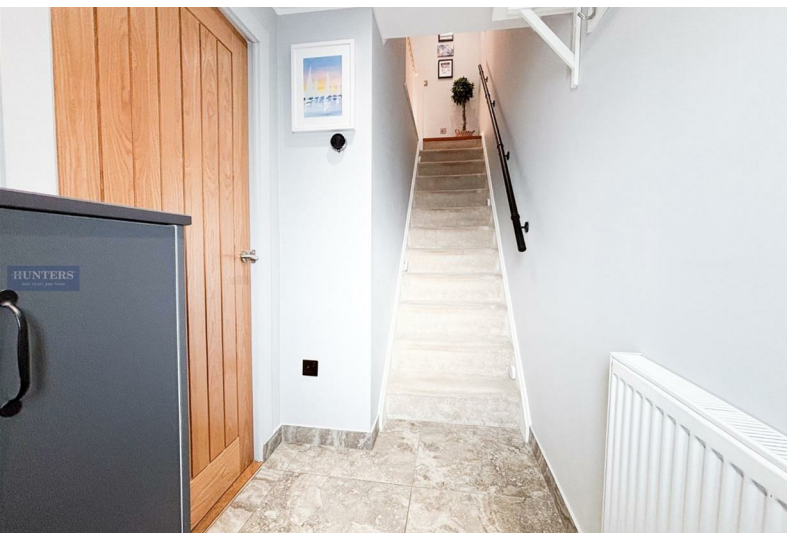
Gerrard Close

Knowle, BS4 1UH

£295,000



Council Tax: B



25 Gerrard Close

Knowle, BS4 1UH

£295,000



Driveway

Off street parking for one car.

Entrance Hall

Entrance door to front elevation, Stairs to first floor, Cupboard housing electrics, Door to Lounge, Radiator, Tile flooring.

Lounge

Double glazed window to front elevation, Sliding door to Kitchen/Diner, Under stairs storage cupboard, Radiator, . Natural Oak Wood Flooring

Kitchen/Diner

Double glazed window to rear elevation, Double glazed door to Garden, Range of wall and base units with work surfaces above, Fitted cooker with electric hob and extractor fan above, Space for upright fridge freezer, Plumbing for washing machine, Plumbing for dishwasher, Sink drainer, Radiator, Tiled floor.

Landing

Doors to rooms, Loft access, Storage cupboard. Natural Oak Wood Flooring

Bedroom One

Double glazed window to front elevation, Radiator, Natural Oak wood flooring.

Bedroom Two

Double glazed window to rear elevation, Radiator, Carpet.

Bedroom Three

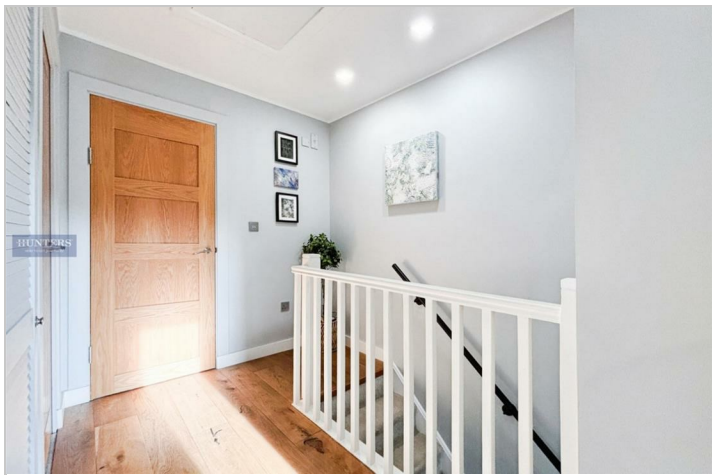
Double glazed window to front elevation, Over stairs storage cupboard, Radiator, Laminate flooring.

Shower Room

Double glazed window to rear elevation, Walk in shower, Low level W/C, Wash hand basin, Radiator, Tiled floor.

Rear Garden

Enclosed via fencing, Laid to lawn, Patio area, Flower borders with bushes and shrubs, Shed, Side access via gate.



Road Map



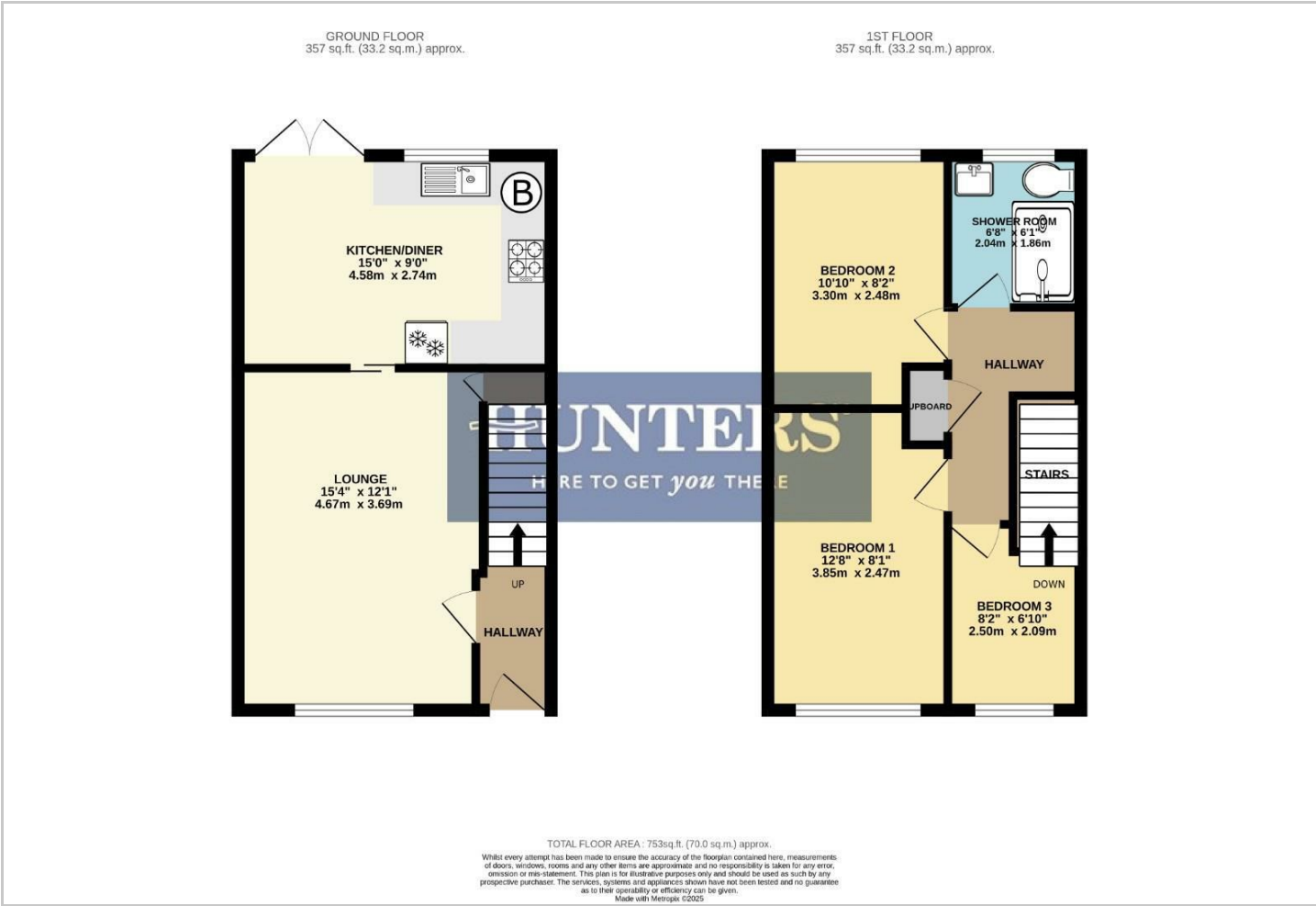
Hybrid Map



Terrain Map



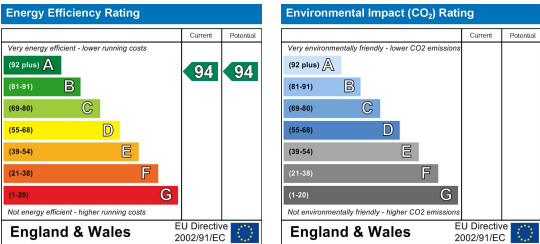
Floor Plan



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.