



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

30 Hungerford Gardens, Bristol, BS4 5HB



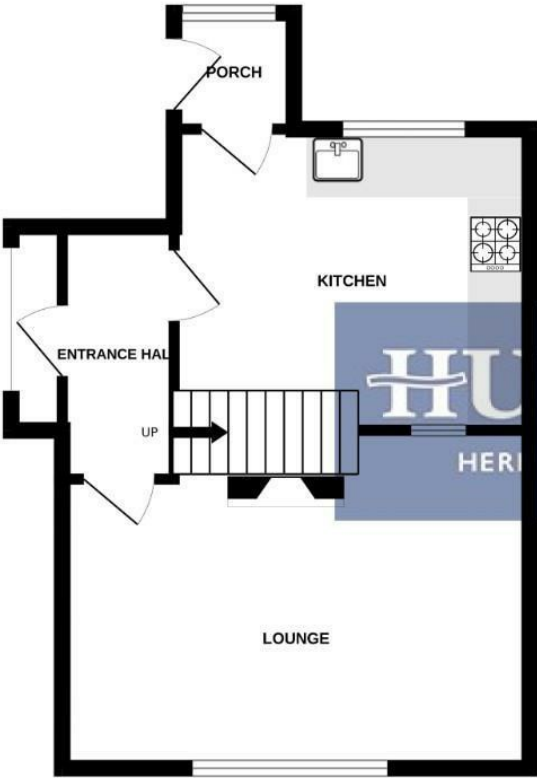
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Guide Price £275,000

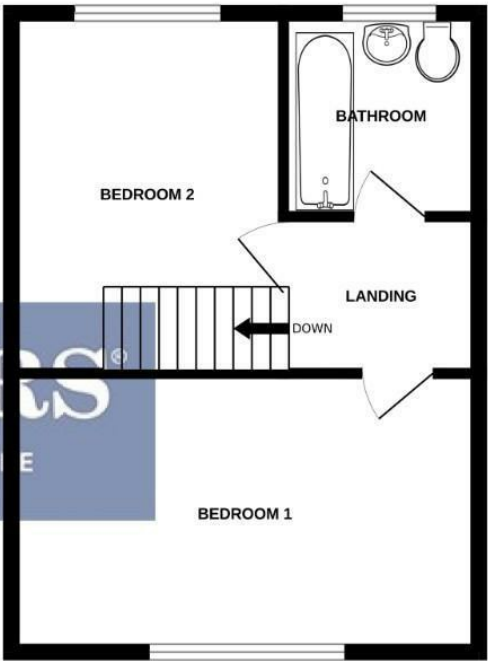
Welcome to your peaceful oasis! Transport yourself from city life to the feel of country life with this recently refurbished, two bedroomed, end of terrace property with large corner garden situated on Hungerford Gardens in Brislington close to a large retail park and park and ride. \* Please note this property is non standard construction \*

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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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Entrance hall**

uPVC double glazed entrance door, cupboard housing meters, stairs rising to first floor, laminate flooring

**Lounge**

15.7 x 12.2

uPVC double glazed bay window to front, chimney breast with log burner, radiator, laminate flooring

**Kitchen**

11.2 x 9.2

uPVC double glazed window to rear, range of wall and base units with worksurfaces over, Belfast sink, space for cooker with extractor above, plumbing for washing machine, space for upright fridge freezer, wall mounted and housed combi boiler, laminate flooring

**Porch**

Storage area and access to the rear garden

**Landing**

Loft access

**Bedroom One**

15.7 x 10.5

uPVC double glazed window to front, two large storage cupboards, radiator, stripped wood floors

**Bedroom Two**

9.2 x 10.9

uPVC double glazed window to rear, radiator, stripped wood floor

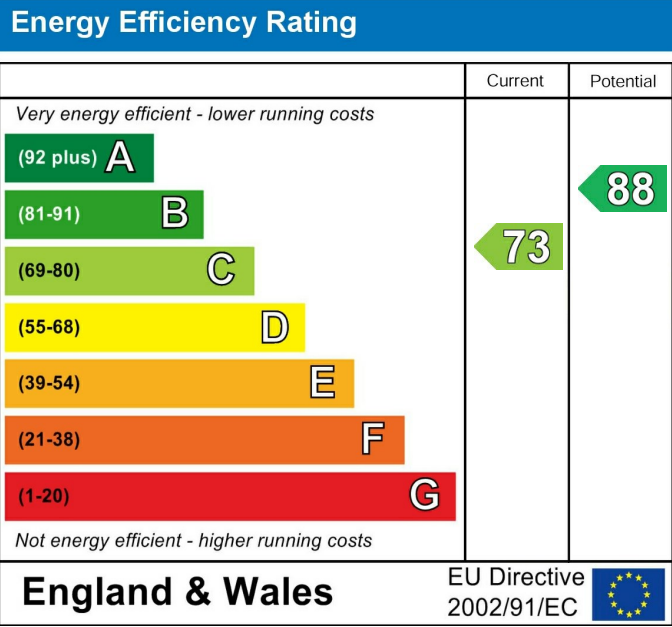
**Bathroom**

uPVC double glazed window to rear, three piece bathroom with shower over bath, radiator, stripped wood floor

**Gardens**

Large wrap around rear, side and front gardens, mature and fully enclosed

**Close to Hungerford Road Open Space**



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.



