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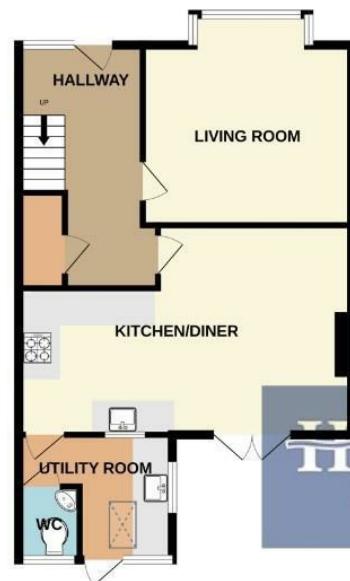
64 Calcott Road, Bristol, BS4 2HE

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Guide Price £575,000

****No Onward Chain**** Nestled in the charming Calcott Road, Bristol, this mid-terrace house from the 1930s/1950s is a gem waiting to be discovered. Boasting two reception rooms, three good sized bedrooms, and a well-appointed shower room, this property offers a comfortable and inviting living space.

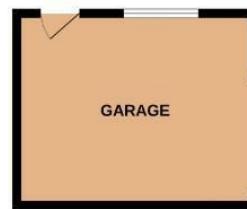
GROUND FLOOR



1ST FLOOR



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Whilst every care 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.
Data via Metrpros 02024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Entrance Hall**Living room**

15'5" x 13'5"

Open Plan Kitchen /Dining Room

19'4" x 12'10"

Utility Room**Downstairs Cloakroom****Landing****Bedroom One**

16'0" x 12'7"

Bedroom Two

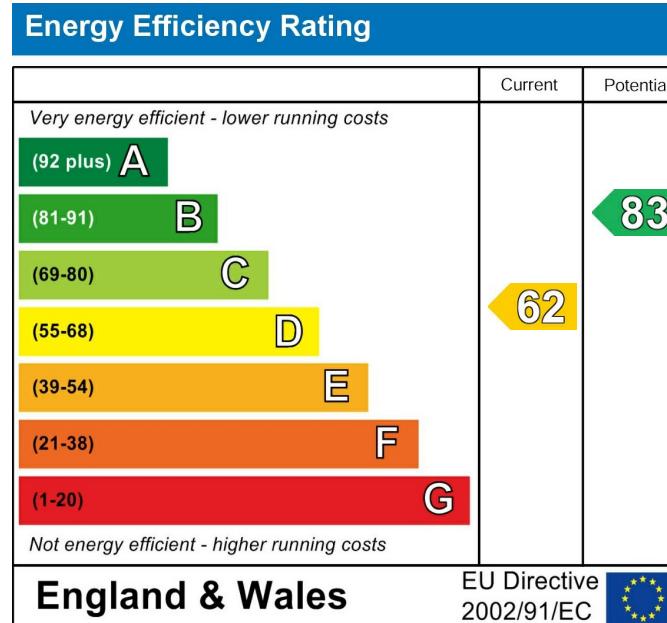
13'1" x 11'3"

Bedroom Three

8'4" x 7'2"

Shower Room**Front Garden****Rear Garden****Detached Garage**

15'1" x 12'9"



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.











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