

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



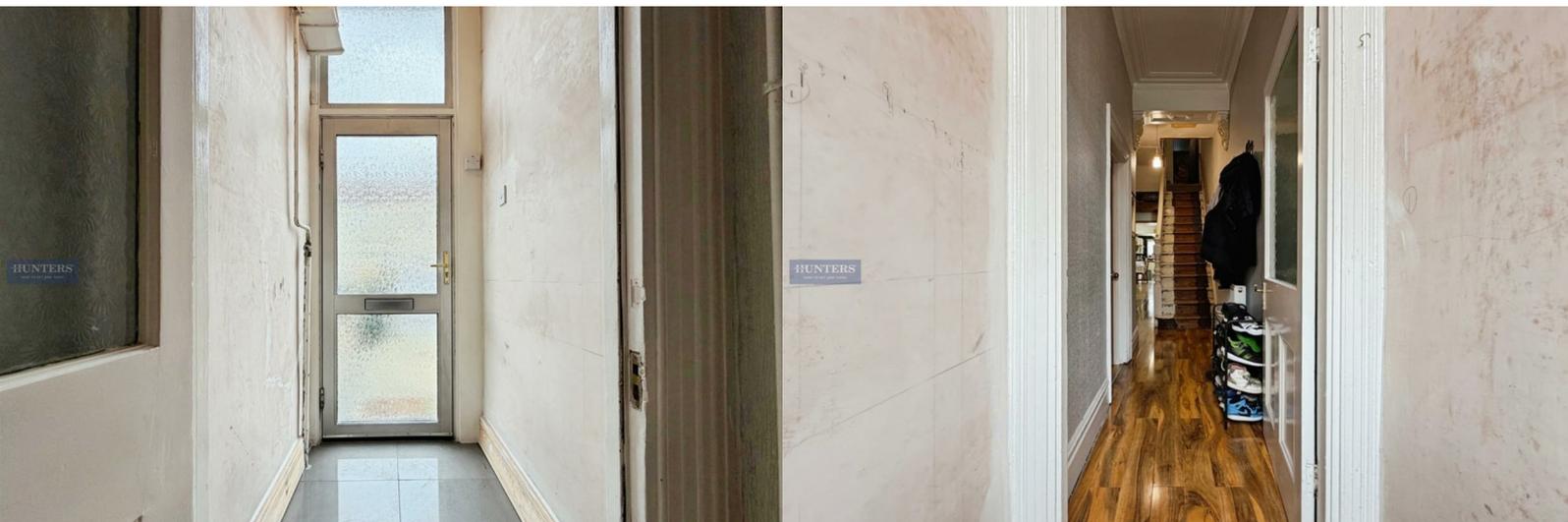
## Haverstock Road

Bristol, BS4 2DA

£550,000



Council Tax: D



# 45 Haverstock Road

Bristol, BS4 2DA

£550,000



## Driveway

Situated to the front of the property providing parking for one car

## Vestibule

Entrance door- tiled floor

## Entrance Hall

Wooden and glazed entrance , radiator, laminate flooring, storage under stairs

## Reception Room One

Double glazed bay window to front, ceiling rose, laminate flooring

## Reception Room Two

uPVC double glazed patio doors leading to the rear lean to, ceiling rose, laminate flooring

## Kitchen/Diner

uPVC double glazed window to rear, range of wall and base units with worksurfaces above, space for cooker, sink drainer, plumbing for washing machine, space for fridge freezer, laminate flooring, Double glazed sliding doors leading to a rear lean to

## Lean To

Wooden door leading to the rear garden, door to a shower room,

Shower room- Shower cubicle, wash hand basin, low level w.c window to rear

## Landing

Doors leading to rooms- stairs to loft room

## Bedroom One

Double glazed bay windows to front, fitted wardrobes, radiator, laminate flooring

## Bedroom Two

Double glazed window to rear, radiator, fitted storage cupboard housing the boiler, laminate flooring

## Bedroom Three

Double glazed window to rear, radiator, laminate flooring

## Shower Room

Double glazed window to rear, large walk in shower cubicle with mixer shower, wash hand basin, low level w.c, radiator, vinyl flooring

## Loft

Currently used for storage - Note: no building regulations approval in place for this space

## Rear Garden

Enclosed and mainly laid to patio with a decking area, flower borders shrubs and trees with gated rear access



## 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.