

HUNTERS[®]

HERE TO GET *you* THERE



Durville Road

Bristol, BS13 7PS

Guide Price £315,000



Council Tax:



36 Durville Road

Bristol, BS13 7PS

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GROUND FLOOR

ENTRANCE HALL

Access from the front door into entrance hall. Double glazed window to front. Stairs leading from the ground floor to the first floor. Doors into downstairs bathroom and the lounge/diner.

LOUNGE/DINER

22'00" x 10'02" (6.71m x 3.10m)

Access from the entrance hall into the lounge/diner. Double glazed curved window to front. Windows to rear. Door to kitchen.

KITCHEN

8'04" x 6'07" (2.54m x 2.01m)

Access from the lounge/diner into the kitchen. Double glazed windows to side and rear. Door leading into rear garden. Range of wall and base units with roll edge work tops.

DOWNSTAIRS BATHROOM

Access from the entrance hall into the downstairs bathroom. Double glazed window to side. Bath with mains shower over. Low level W/C. Wash hand basin.

FIRST FLOOR

LANDING

Stairs from the ground floor to the first floor. Doors leading into all upstairs rooms. Window to side. Loft access.

BEDROOM ONE

12'10" x 9'10" (3.91m x 3.00m)

Access from the landing into bedroom one. Double glazed window to front. Storage cupboard.

BEDROOM TWO

7'11" x 11'10" (2.41m x 3.61m)

Access from the landing into bedroom two. Double glazed window to rear. Storage cupboard.

BEDROOM THREE

7'11" x 8'09" (2.41m x 2.67m)

Access from the landing into bedroom three. Double glazed windows to rear.

OUTSIDE

REAR GARDEN

FRONT GARDEN

The front of the property is mostly laid to lawn with a border with mature plants and shrubs. There is also off-road parking for two cars. Double doors leading onto hard standing area and garage.

GARAGE



Road Map



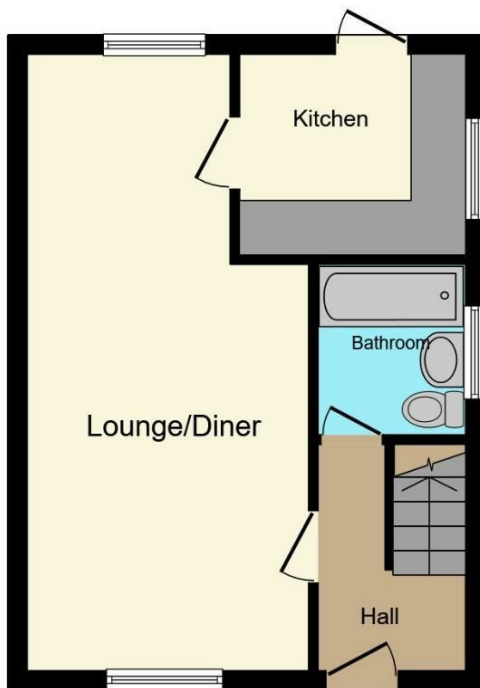
Hybrid Map



Terrain Map

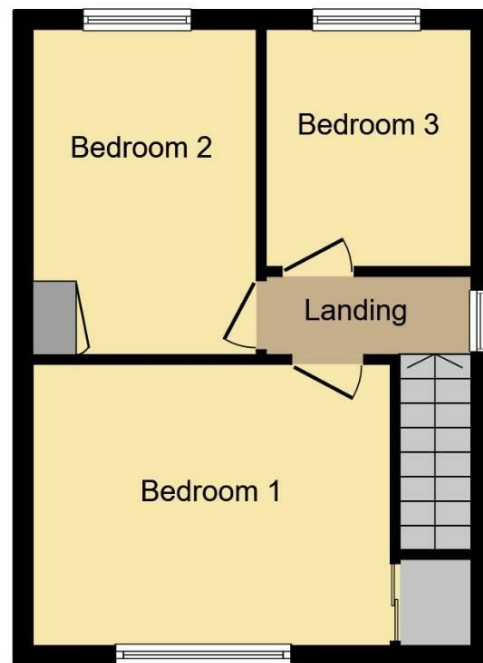


Floor Plan



Ground Floor

Floor area 32.7 m² (352 sq.ft.)



First Floor

Floor area 32.7 m² (352 sq.ft.)

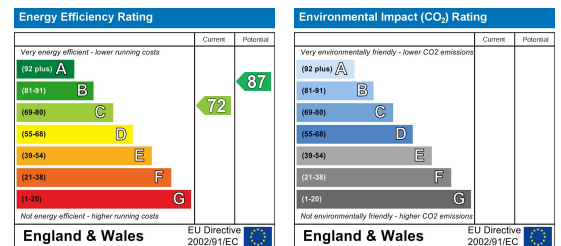
TOTAL: 65.4 m² (704 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Hunters Bishopsworth Office on 0117 244 4441 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.

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