

HUNTERS®

HERE TO GET *you* THERE



Wrington Crescent

Bristol, BS13 7EP

£400,000

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Council Tax: C



48 Wrington Crescent

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FRONT GARDEN

Access to the property via the block paved driveway leading to front door. Off street parking for 3-4 cars. Enclosed by hedges. Side gate with access to the rear garden.

ENTRANCE PORCH

4'10" x 5'10" (1.47 x 1.79)

Access to the property through the front door into the entrance porch. Access to the W/C and hallway.

W/C

4'10" x 3'2" (1.48 x 0.96)

Leading from the entrance porch into the W/C. Obscured double glazed window to the front. The W/C consists of a wash basin and W/C.

HALLWAY

4'2" x 7'3" (1.27 x 2.21)

Leading from the entrance porch into the hallway. Storage cupboard. Stairs leading from the ground floor to the first floor. Access to kitchen and bedroom three.

BEDROOM THREE

10'6" x 11'1" (3.21 x 3.39)

Leading from the hallway into bedroom three. Double glazed bay window to the front.

KITCHEN

14'4" x 6'3" (4.38 x 1.91)

Leading from the hallway into the kitchen. Double glazed window to the side. The kitchen consists of a built in cooker, microwave, induction hob with extractor above and integrated fridge/freezer, dishwasher and washing machine. Matching wall and base units. Plinth lighting. Open archway leading to lounge/diner.

LOUNGE/DINER

10'4" x 19'5" (3.16 x 5.93)

Leading from the kitchen into the lounge/diner. Two velux windows. Double glazed windows to the rear. Double glazed patio doors opening to rear garden. Open archway leading to family room.

FAMILY ROOM

10'11" x 14'5" (3.33 x 4.39)

Leading from the lounge/diner into the family room through an open archway.

LANDING

2'11" x 10'8" (0.88 x 3.25)

Stairs leading from the ground floor to the first floor. Access to the bathroom and bedrooms one, two and four. Double glazed window to the side.

BEDROOM ONE

11'0" x 13'9" (3.35 x 4.19)

Leading from the landing into bedroom one. Three double glazed windows to the rear.

BEDROOM TWO

10'8" x 10'5" (3.25 x 3.17)

Leading from the landing into bedroom two. Double glazed window to the front.

BEDROOM FOUR

11'0" x 7'5" (3.36 x 2.25)

Leading from the landing into bedroom four. Double glazed window to the rear.

BATHROOM

7'5" x 7'3" (2.27 x 2.20)

Leading from the landing into the bathroom. Obscured double glazed window to the front. The

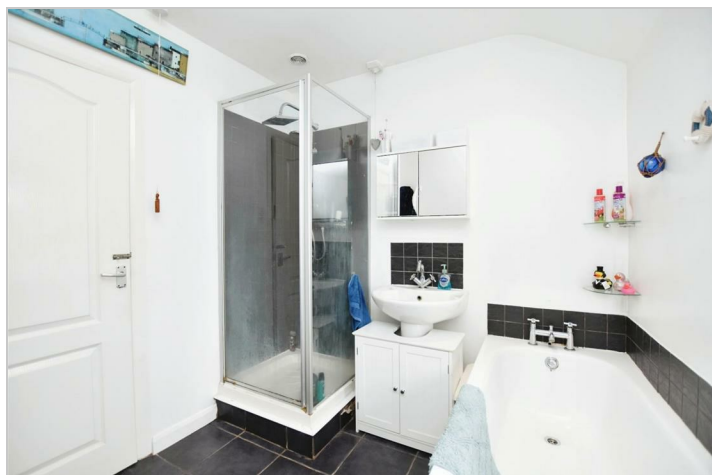
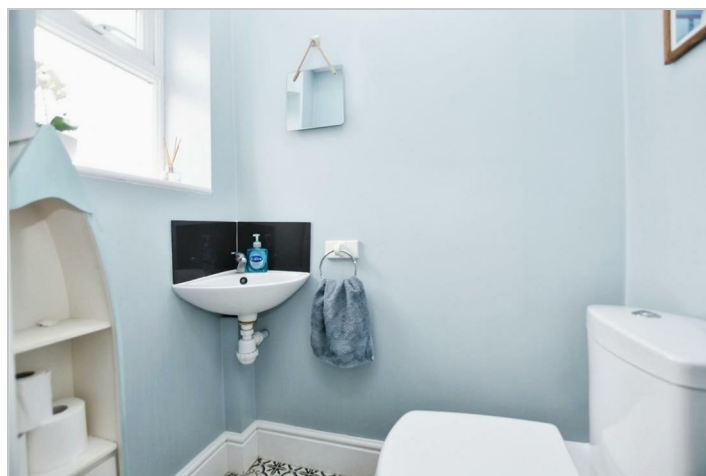
bathroom consists of a W/C, wash basin, bath and walk in shower unit.

REAR GARDEN

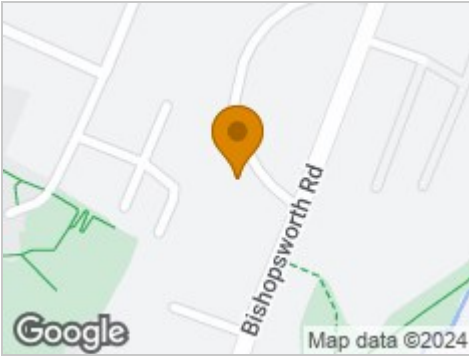
Access to the rear garden via the lounge/diner or side gate. Patio area. Artificial grass. Access to storage outbuilding and bar.

OUTBUILDING / BAR

Access to the outbuilding / bar via the rear garden. Double glazed windows to the front.



Road Map



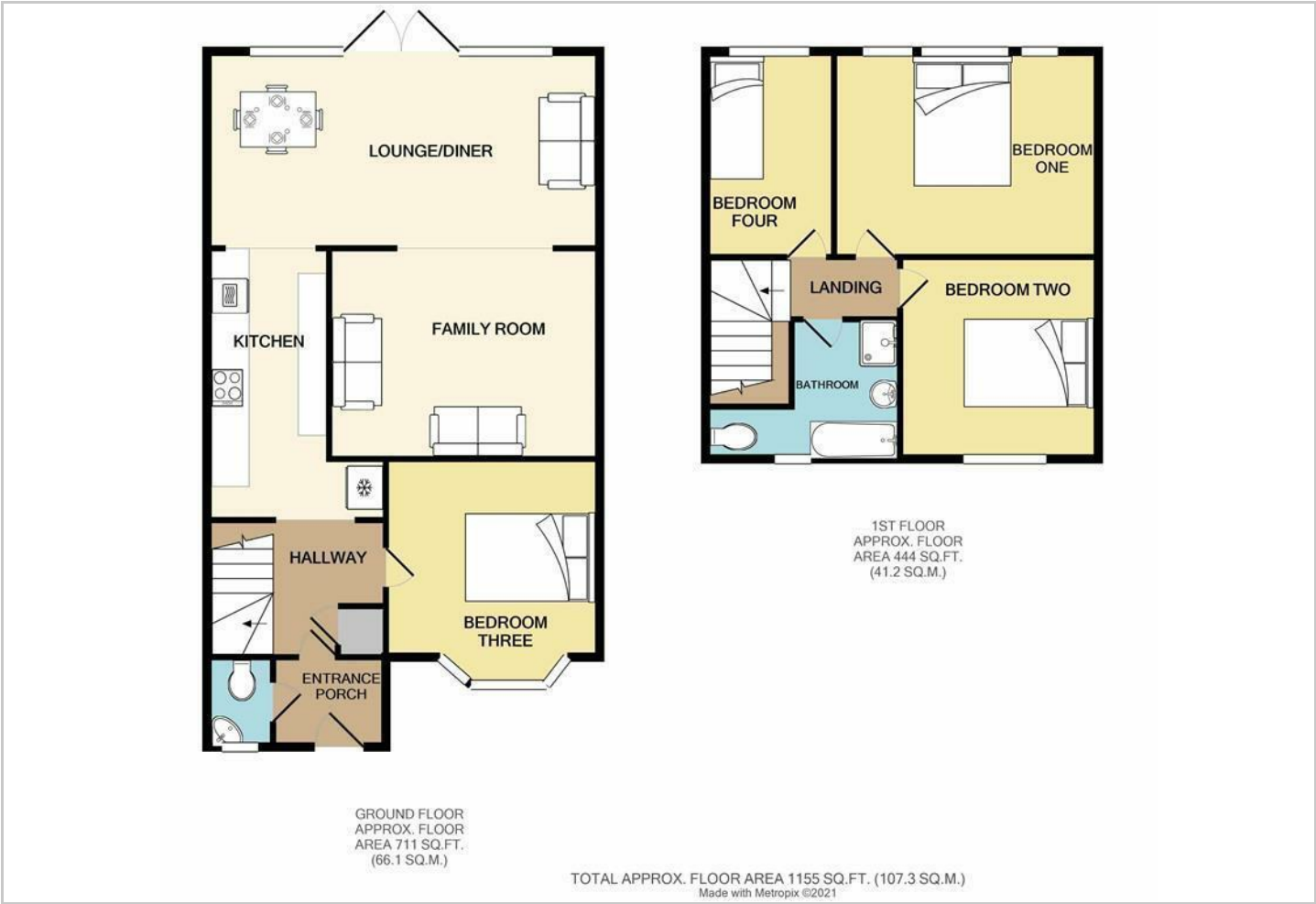
Hybrid Map



Terrain Map



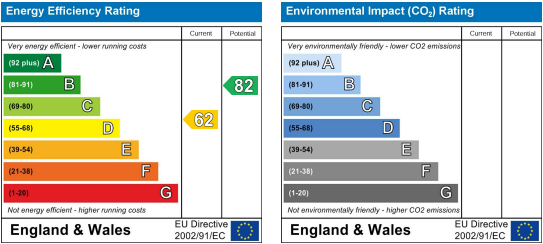
Floor Plan



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.