

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Claypiece Road

Bristol, BS13 9DR

£320,000



Council Tax:



# 53 Claypiece Road

Bristol, BS13 9DR

£320,000



## GROUND FLOOR

### Entrance Porch

Access from the front door into the porch. Double glazed window to the side. Door leading into Hallway.

### Hallway

Access to hallway from entrance porch. Doors leading to Lounge and Kitchen,

### Lounge

13'11" x 11'3" (4.24m x 3.43m)  
Access to lounge from the hallway. uPVC double glazed window to front elevation, radiator

### Kitchen/Diner

21'5" x 7'10" (6.53m x 2.39m)  
Access to kitchen from the hallway. uPVC double glazed doors to rear elevation, uPVC door into the utility room, base and wall units with countertops over, intergrated dishwasher, space for cooker, space for a fridge.

### Utility Room

Access to utility room from the kitchen. Space for tumble dryer, plumbing for washing machine. Door to rear garden and bedroom four.

### Bedroom Four

9'11" x 8'9" (3.02m x 2.67m)  
Access to bedroom four from the utility room.

### Wet Room

5'5" x 5'1" (1.65m x 1.55m)  
Wet room with low-level WC, wall mounted wash hand basin, electric shower, window to rear.

## FIRST FLOOR

## Landing

Stairs from first floor to ground floor. Access to all bedrooms and bathroom.

### Bathroom

Access to the bathroom from the landing. Consist of bath with shower above. Wash hand sink basin and W/C. Double glazed window to the rear.

### Bedroom One

12'8" x 9'11" (3.86m x 3.02m)  
Access to bedroom one from the landing. uPVC double glazed window to front elevation and a radiator

### Bedroom Two

12'8" x 9'2" (3.86m x 2.79m)  
Access to bedroom two from the landing. uPVC double glazed window to rear elevation, radiator.

### Bedroom Three

8'9" x 7'5" (2.67m x 2.26m)  
Access to bedroom three from the landing. uPVC double glazed window to front elevation, radiator.

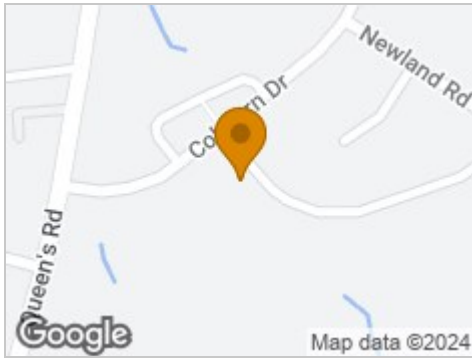
## OUTSIDE

### Rear Garden

### Front Garden



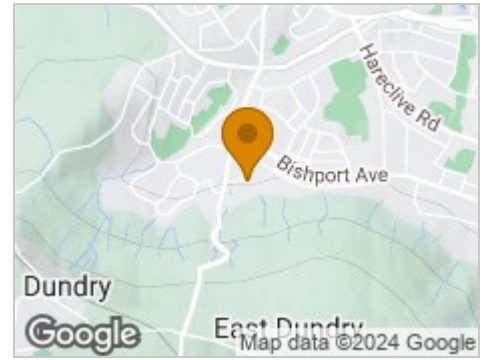
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



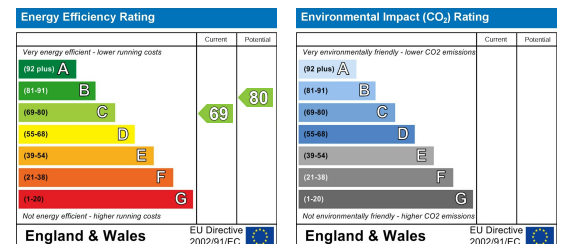
TOTAL: 94.7 m<sup>2</sup> (1,019 sq.ft.)

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.