

# HUNTERS<sup>®</sup>

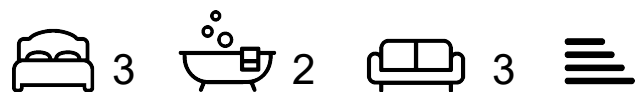
HERE TO GET *you* THERE



## Grange Road

Bishopsworth, Bristol, BS13 8LE

£550,000



Council Tax: D



# 23 Grange Road

Bishopsworth, Bristol, BS13 8LE

£550,000



## GROUND FLOOR

### Entrance Hall

Access into the property via the front door. Stairs leading from the ground floor to the first floor. Access to the living room, reception room and dining room.

### Living Room

15'1" x 12'10" (4.60m x 3.91m)

Access from the entrance hall leading into the living room. Double glazed bay window to the front. Log burner.

### Reception Room/Bedroom Four

13'6" x 10'7" (4.11m x 3.23m)

Access from the entrance hall leading into the reception room. Double glazed window to the side. Door providing access into the kitchen.

### Dining Room

14' x 10' (4.27m x 3.05m)

Access from the entrance hall leading into the Dining Room. Opening to Kitchen.

### Kitchen

16'2" x 9'3" (4.93m x 2.82m)

Mixture of wall and base units. Two double glazed windows to the rear. Integrated oven and hob. Space for fridge. Door to Dining room/bedroom four and utility room. Access from the kitchen leading into the rear garden.

### Utility Room

Access from the kitchen leading into the Utility Room. Space for tumbledryer and plumbing for washing machine. Window to rear. Door to shower room.

## Shower Room

Access from the utility room leading into the shower room. Wash basin, low level WC, walk-in shower.

## FIRST FLOOR

### Landing

Stairs leading from the ground floor to the first floor. Access to the bathroom and bedrooms one, two and three. Access to large loft.

### Bedroom One

15'10" x 13'2" (4.83m x 4.01m)

Access from the landing leading into bedroom one. Double glazed window to the front. Built in storage/wardrobe.

### Bedroom Two

13'6" x 10'5" (4.11m x 3.18m)

Access from the landing leading into bedroom two. Double glazed window to the rear of the property.

### Bedroom Three

10'1" x 10'1" (3.07m x 3.07m)

Access from the landing leading into bedroom three. Airing cupboard housing Gas Combi Boiler. Built in storage/wardrobe. Double glazed window to the rear of the property.

### Family Bathroom

Access from the landing leading into the Family Bathroom. Double glazed window to the front. Low level W/C. Wash hand basin. Bath.

## OUTSIDE

### Rear Garden

Access to the large rear garden via the kitchen or

side gate. Patio area. Access to storage outbuilding with solar panels. Greenhouse. Landscaped garden with a mixture of mature shrubs, trees (including apple, pear and peach) and plants and secluded patio to the rear of the garden.

### Front Garden

Off-street parking for numerous cars. Door leading to property. Side access.



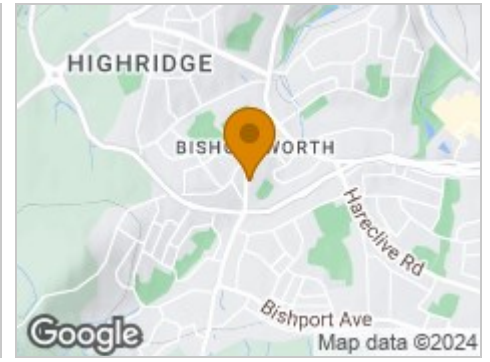
## Road Map



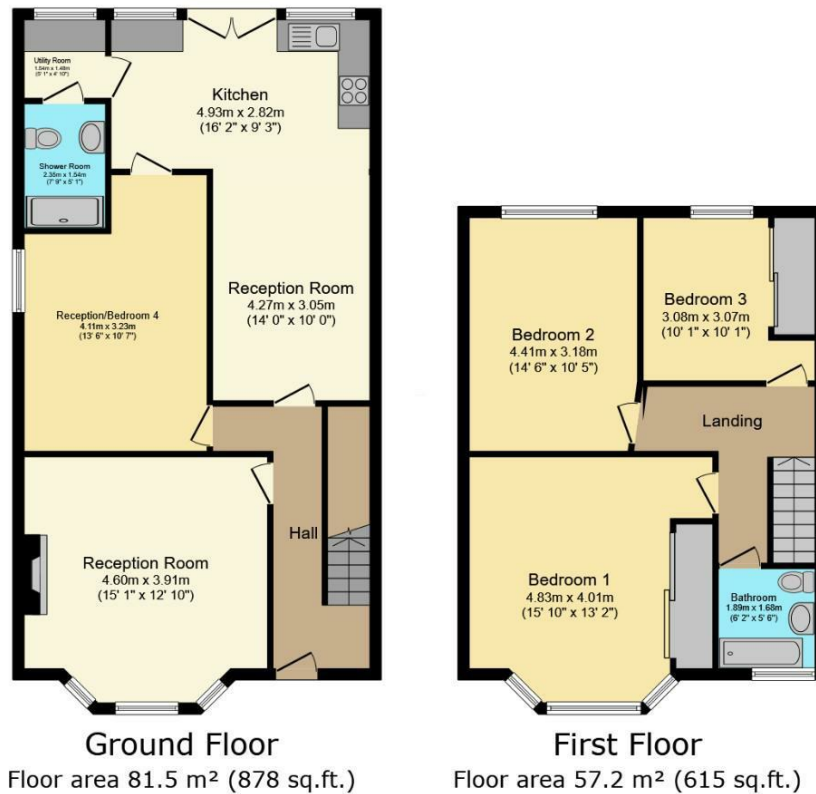
## Hybrid Map



## Terrain Map



## Floor Plan

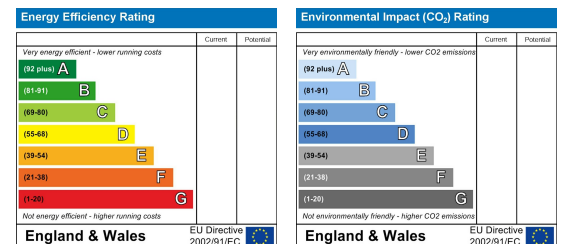


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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.