

HUNTERS[®]

HERE TO GET *you* THERE



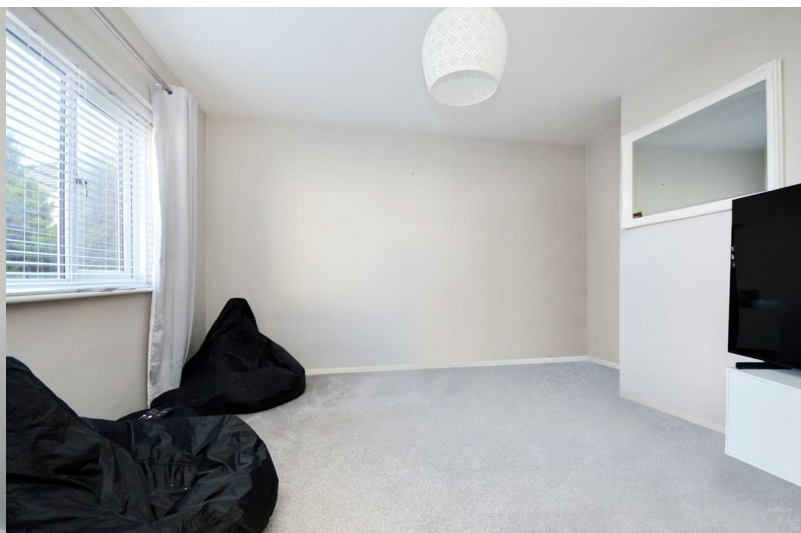
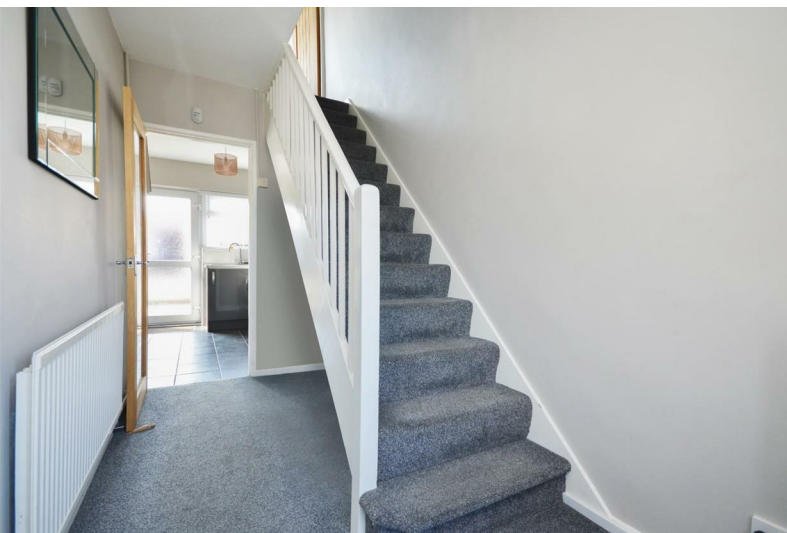
Elvard Close

Bristol, BS13 9BT

£270,000



Council Tax: B



7 Elvard Close

Bristol, BS13 9BT

£270,000



Entrance Hallway

12'11" x 5'11" (3.94 x 1.82)

Access to through the front door into the entrance hallway. Stairs leading from the ground floor to the first floor. Access to the living room and kitchen/diner.

Living Room

12'11" x 11'8" (3.94 x 3.58)

Leading from the hallway into the living room. Double glazed window to the front.

Kitchen/Diner

9'5" x 17'11" (2.88 x 5.48)

Leading from the hallway into the kitchen/diner. Two double glazed windows to the rear. The kitchen consists of a stainless steel sink with drainer and built in cooker with electric hob and extractor above. Space for washing machine and tumble dryer. Matching wall and base units. Island unit. Door opening to rear garden.

Landing

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

Bedroom One

13'4" x 12'0" (4.07 x 3.68)

Leading from the landing into bedroom one. Double glazed window to the front. Built in storage cupboard.

Bedroom Two

9'5" x 12'4" (2.88 x 3.76)

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

Bedroom Three

9'8" x 8'7" (2.95 x 2.64)

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

Bathroom

5'9" x 7'10" (1.76 x 2.40)

Leading from the landing into the bathroom. The bathroom consists of W/C, wash basin and bath with shower above.

Front Garden

Access to the property via the tarmac driveway leading to front door. Off street parking for two cars. Shared side alleyway with access to rear garden.

Rear Garden

Access to the rear garden via the kitchen/diner or side alley. Decking and patio areas. Decorative stone chippings. Shed. Outbuilding. Enclosed by fences.



Road Map



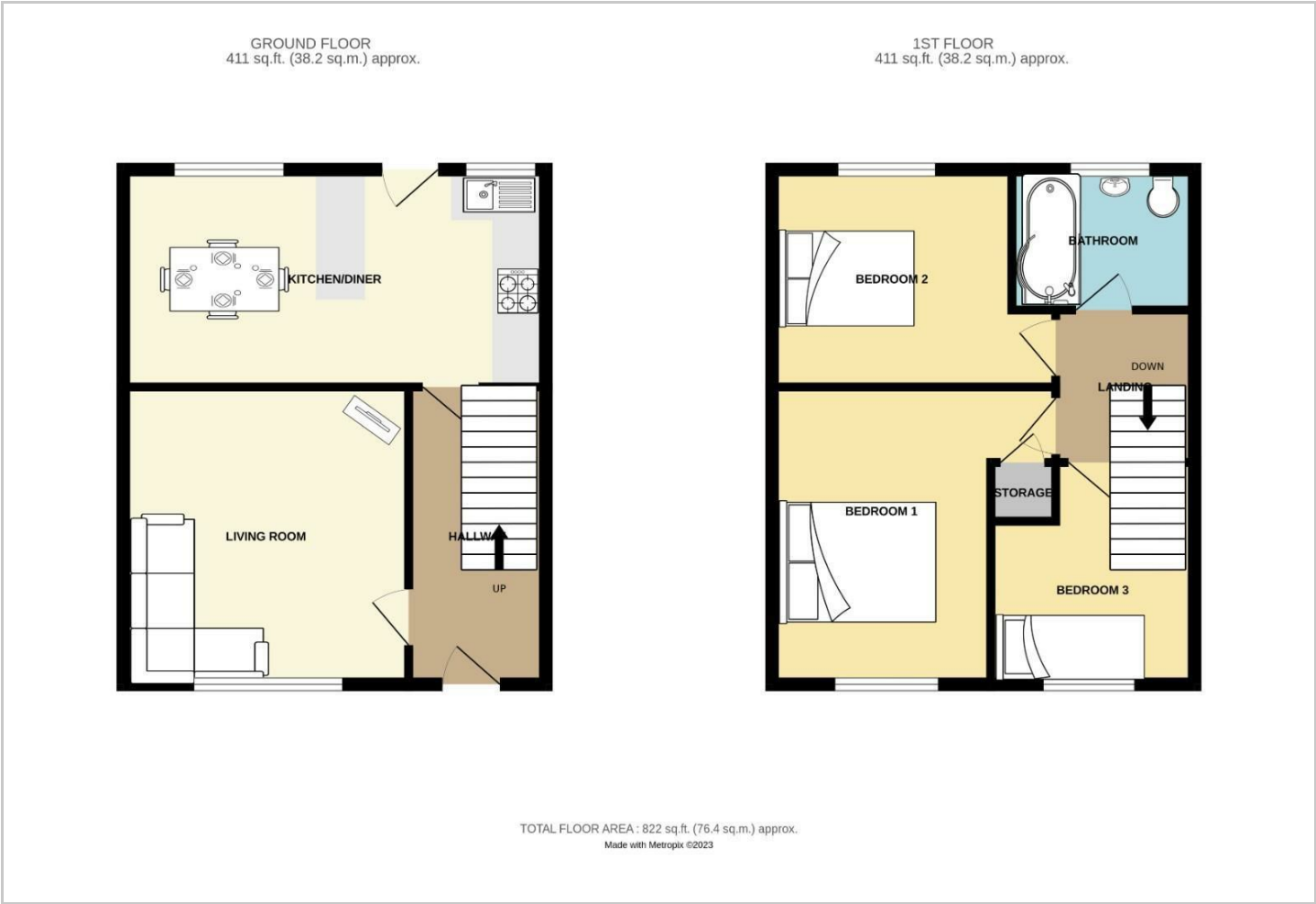
Hybrid Map



Terrain Map



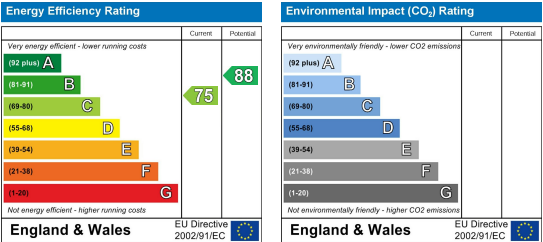
Floor Plan



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.