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17 Sheepscroft, Bristol, BS13 9BA

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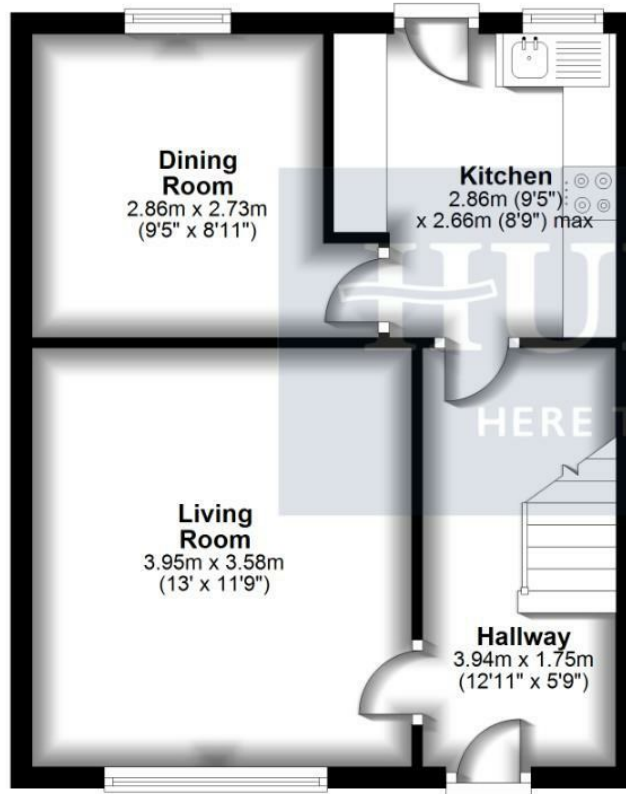
Asking Price £240,000

A three bedroom terraced property with a large rear garden, off street parking for 2-3 vehicles and NO ONWARD CHAIN. The property offers potential to modernise so would be perfect for anyone looking to get on the property ladder and put their own stamp on a fantastic home. The accommodation comprises in brief of a living room, kitchen, dining room, three bedrooms and shower room. The property is situated on a quiet road in Withywood and is located within close proximity to local schools, amenities, parks and also provides great access to Bristol City Centre. Call today to a book a viewing!

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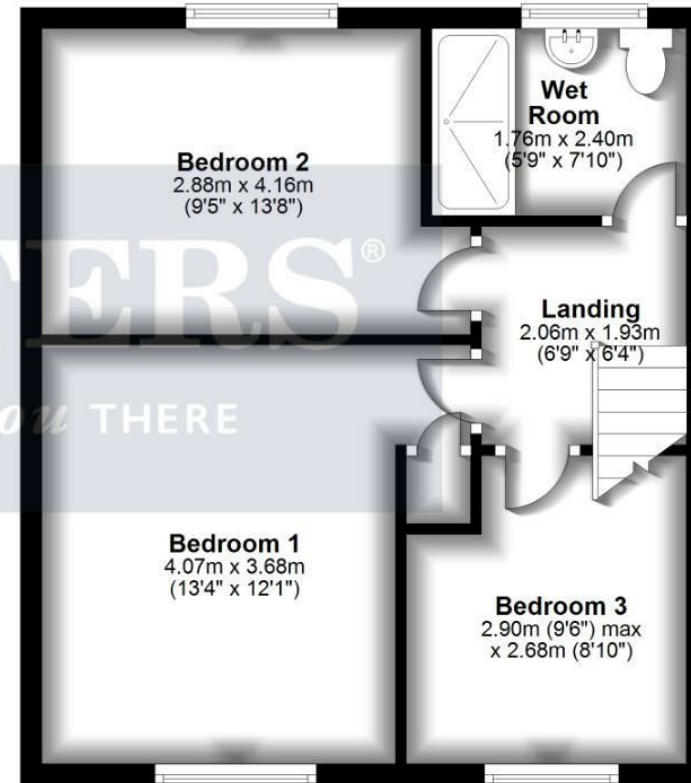
Ground Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 78.1 sq. metres (840.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	75
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Entrance Hallway

12'11" x 5'8"
Access to the property 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. Under stairs storage cupboard.

Living Room

12'11" x 11'8"
Leading from the hallway into the living room. Double glazed window to the front. Fireplace with break hearth.

Kitchen

9'4" x 8'8"
Leading from the hallway into the kitchen. Double glazed window to the rear. Sink. Space for appliances. Matching wall and base units. Door to rear garden. Access to the dining room.

Dining Room

9'4" x 8'11"
Leading from the kitchen into the dining room. Double glazed window to the rear.

Landing

6'9" x 6'3"
Stairs leading from the ground floor to the first floor. Access to shower room and all three bedrooms.

Bedroom One

13'4" x 12'0"
Leading from the landing into bedroom one. Double glazed window to the front. Built in cupboard housing boiler.

Bedroom Two

9'5" x 13'7"
Leading from the landing into bedroom two. Double glazed window to the rear.

Bedroom Three

9'6" x 8'9"
Leading from the landing bedroom three. Double glazed window to the front.

Shower Room

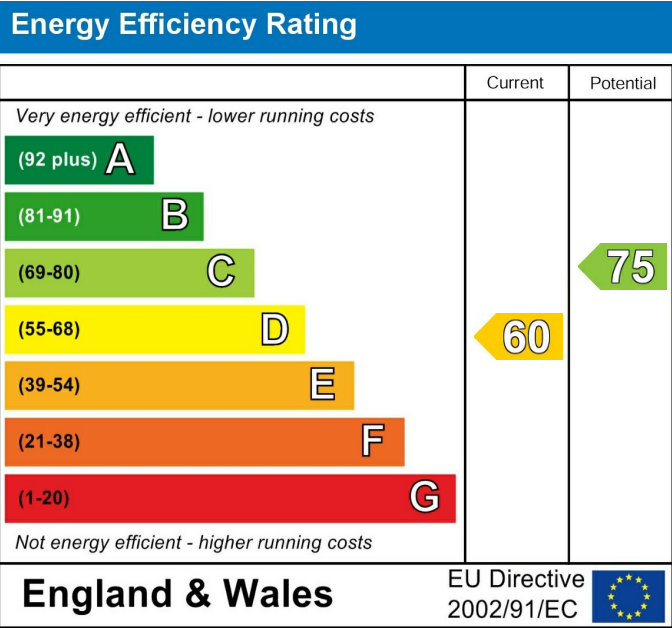
5'9" x 7'10"
Leading from the landing into the shower room (currently used as a wet room). Obscured double glazed window to the rear. The shower room consists of a W/C, wash basin and shower unit.

Front Garden

Access to property via block paved driveway leading to front door. Off street parking for 2-3 cars. Shared side alley providing access to rear garden.

Rear Garden

Access to rear garden via kitchen/diner or side alley. Large rear garden, patio areas, shrub, plants, outbuilding for storage. Enclosed by wall and fences.



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. 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.









