

# HUNTERS®

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**270 Ilchester Crescent, Bristol, BS13 7HU**

**Offers In Excess Of £370,000**

**Property Images**





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## Property Images





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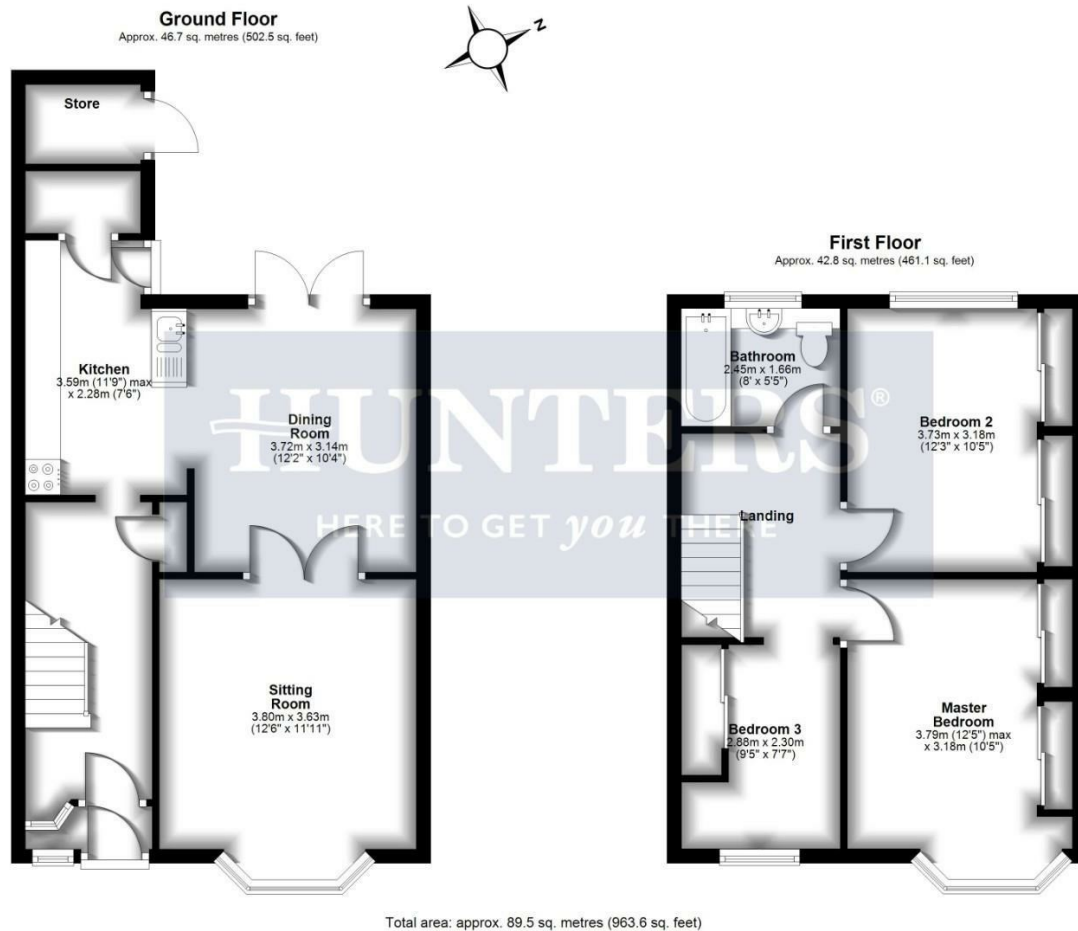
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## Property Images



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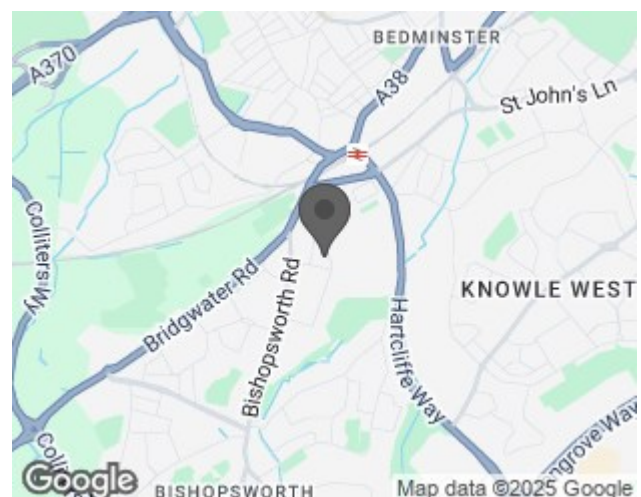
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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>59</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - End Terrace Beds: 3 Bathrooms: 1 Reception: 2  
Tenure: Freehold

Presenting a fantastic end-of-terrace property listed for sale in a sought-after location. This property is in good condition, ready to welcome a family looking for their next home. The home is well-served by local amenities, nearby schools, public transport links and green spaces, offering an ideal lifestyle balance.

The property offers two inviting reception rooms. The first reception room features a patio door providing direct access to the garden, perfect for summer gatherings. The second is a light and airy lounge with double doors opening to the dining room, creating a sense of openness and flow.

The dining room is connected to a well-appointed fitted kitchen, making it perfect for family meals and entertaining guests. There is also a door that allows access to the rear garden.

The property boasts three bedrooms. The first bedroom is a double with built-in wardrobes, offering ample storage space. The second bedroom also features built-in wardrobes. The third bedroom is a comfortable single room with a cupboard.

Completing the accommodation is a family bathroom, providing all the essentials for daily use.

One of the unique features of this property is the beautiful and generous garden, offering a tranquil space for relaxation and outdoor activities. Additionally, there are two storage outbuildings and rear parking.

This property is ideal for families seeking a comfortable, well-located residence. Its charm lies in the appealing layout, unique features and the convenience it offers. Call today to arrange a viewing appointment!

## Features

• End of Terrace Home • Three Bedrooms • Light & Airy Lounge • Kitchen • Dining Room • Family Bathroom • Generous Garden • Off Street Parking • Sought After Location • Call Today to View!