

# HUNTERS®

HERE TO GET *you* THERE

**19 Wrington Crescent, Bristol, BS13 7EW**

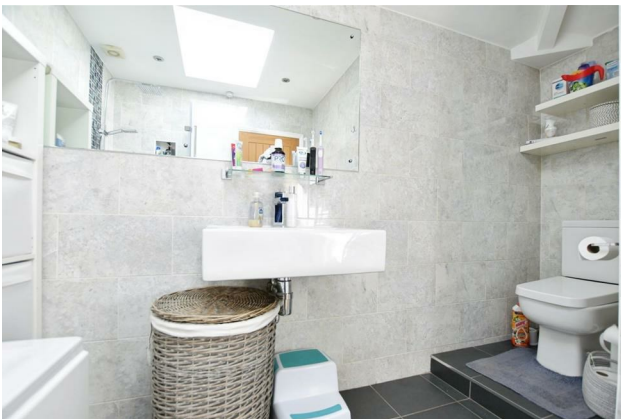
**£375,000**

**Property Images**





## Property Images



# HUNTERS<sup>®</sup>

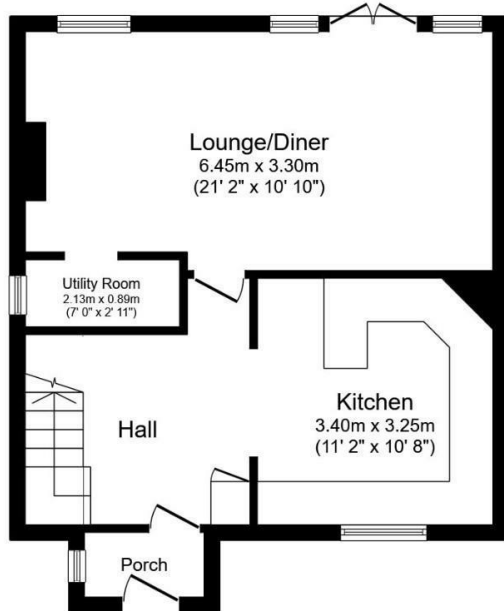
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## Property Images



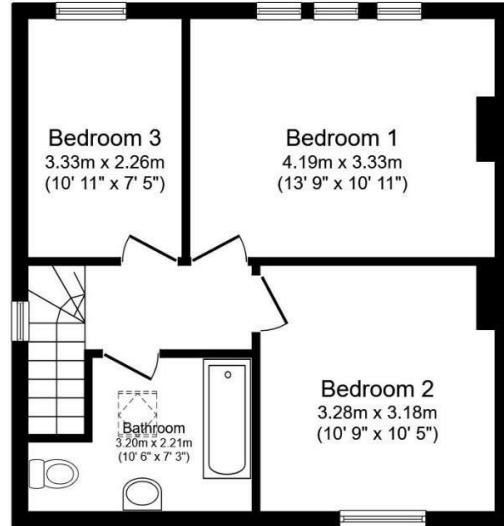
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**Ground Floor**

Floor area 45.6 sq.m. (490 sq.ft.)




**First Floor**

Floor area 43.9 sq.m. (473 sq.ft.)

Total floor area: 89.5 sq.m. (963 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

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</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>22</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

Presenting for sale this immaculate, semi-detached property, this home is situated in a sought-after location, with easy access to public transport links, local amenities, and nearby reputable schools.

Upon entering, you are greeted by a porch that opens into a welcoming hallway. The property offers a modern kitchen flooded with natural light, providing an inviting space for preparing meals. Additionally, the kitchen is situated at the front of the property and includes integrated appliances.

The light and airy reception room serves as a perfect lounge/diner, featuring patio doors that provide direct access to the generous garden, offering an ideal setting for outdoor activities or relaxation. Moreover, the lounge also provides access to a utility room, adding to the overall functionality and convenience of the property.

The house consists of three bedrooms, two of which are double rooms, and a third single room, making it a perfect home for families. The spacious, modern bathroom, enriched with a Velux window, adds a touch of elegance to the property.

Unique features such as off-street parking and a generous garden area, add to the property's desirability. In conclusion, this property is a perfect blend of comfort and convenience, providing a perfect home for families seeking a serene and accessible location.

## Features

- Semi Detached Home • Three Bedrooms • Modern Kitchen • Lounge/Diner • Utility Room • Modern Bathroom • Generous Garden • Off Street Parking • Immaculate • Call Today to View!