



HUNTERS[®]
HERE TO GET *you* THERE

77 Ilchester Crescent, Bristol, BS13 7HW

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£385,000

Presenting this fantastic three-bedroom terraced house for sale, ideally located in a sought-after area boasting far-reaching views overlooking the Suspension Bridge. This property is perfectly suited for first-time buyers and families seeking a comfortable and contemporary home in a superb location.

The ground floor offers two generous reception rooms. At the front, a bay-fronted, light and airy lounge creates a welcoming atmosphere, while the separate dining room features patio doors leading directly to the generously enclosed rear garden—an excellent setting for entertaining and family gatherings. The modern kitchen, provides access to the rear garden and incorporating a handy W/C, ensuring practicality for busy households.

Upstairs, the accommodation comprises two spacious double bedrooms, with the rear bedroom benefitting from an attractive aspect, and a well-sized single bedroom. The stylish modern bathroom complements the home, providing a fresh and contemporary feel.

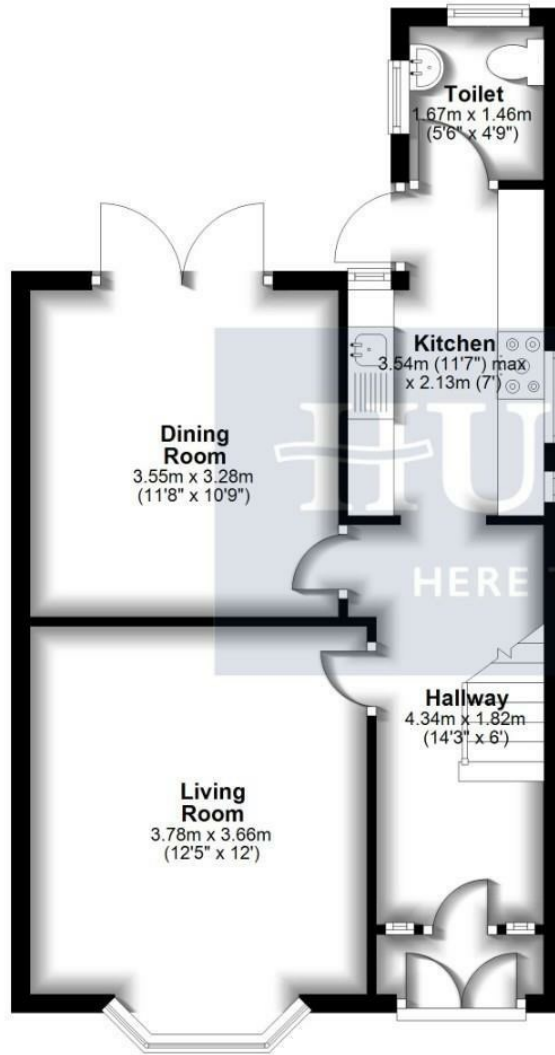
Externally, the property boasts a driveway providing off-street parking. There is also convenient rear lane access to the garden, enhancing the property's practicality. The home is offered with no onward chain, streamlining the purchase process for prospective buyers.

Residents will enjoy easy access to public transport links, local schools, a range of amenities, and the prestige of living in a sought-after neighbourhood. This delightful home presents an exceptional opportunity—enquire today to arrange your viewing.

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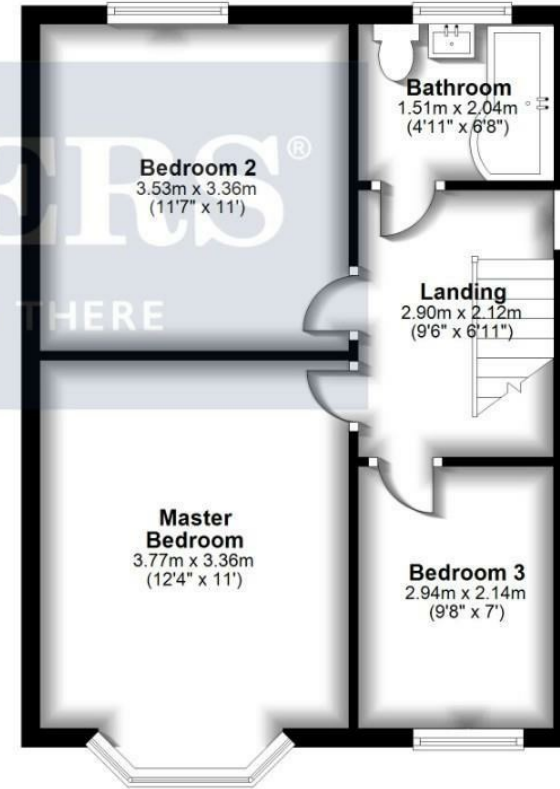
Ground Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 87.9 sq. metres (945.9 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		
	70	79
England & Wales	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		
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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.









