

# HUNTERS<sup>®</sup>

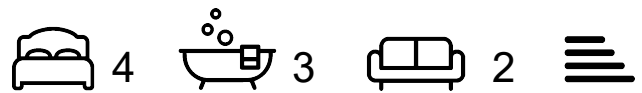
HERE TO GET *you* THERE



## Sturminster Road

Bristol, BS14 8AA

£560,000



Council Tax: D





# 18 Sturminster Road

Bristol, BS14 8AA

£560,000



## Entrance hall

17'5" x 6'2" (5.33 x 1.88)

Wooden flooring, radiator with attractive cover, stairs leading to first floor, storage cupboard, double glazed window.

## Living Room

13'6" x 12'9" (4.11m x 3.89m)

Double glazed bay window, log burner, radiator, carpeted flooring.

## Kitchen

17'5" x 8'1" (5.31m x 2.46m)

Built in contemporary wall and base units, wooden flooring, double glazed French doors leading to the garden.

## Dining Room

15'3" x 12'2" (4.67 x 3.73)

Wooden flooring, double glazed French doors leading to the garden, breakfast bar.

## Utility Room

8'2" x 7'6" (2.51 x 2.29 )

Wooden flooring, plumbing for washing machine and tumble dryer, kitchen base and wall units, double glazed French doors leading to garden, wooden door leading to garage.

## WC

4'0" x 2'70" (1.22m x 0.61m)

Double glazed window, radiator, basin, toilet, tiled walls and flooring.

## Bedroom One

14'7" x 9'6" (4.47 x 2.90)

Carpeted flooring, double glazed window, radiator, built in wardrobe.

## Bedroom Two

12'9" x 11'1" (3.89 x 3.40 )

Carpeted flooring, double glazed window, radiator, built in wardrobe.

## Bedroom Three

9'4" x 7'8" (2.87 x 2.36 )

Carpeted flooring, double glazed window, radiator.

## Family Bathroom

9'6" x 8'7" (2.92 x 2.62 )

White four piece bathroom suite, tiled walls and flooring, radiator, double glazed window.

## Bedroom Four/Loft Room

14'4" x 13'1" (4.39 x 4.01)

Carpeted flooring, eaves storage, double glazed window, storage cupboard, radiator.

## Ensuite Shower Room

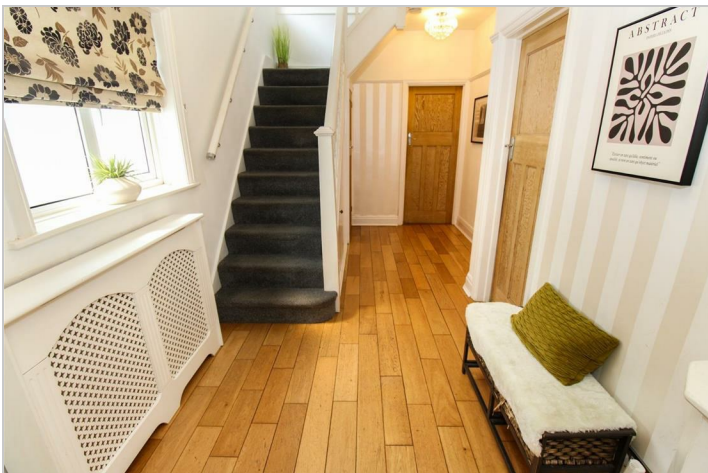
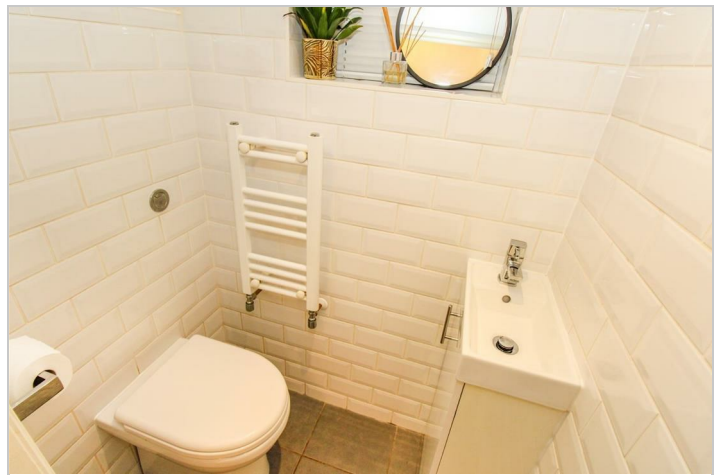
7'6" x 4'5" (2.31 x 1.37 )

Three piece shower suite, tiled walls and flooring, radiator.

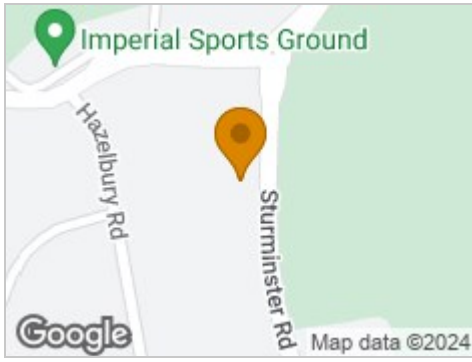
## Garage

14'4" x 7'1" (4.37 x 2.16 )

Concrete flooring, velux double glazed window.



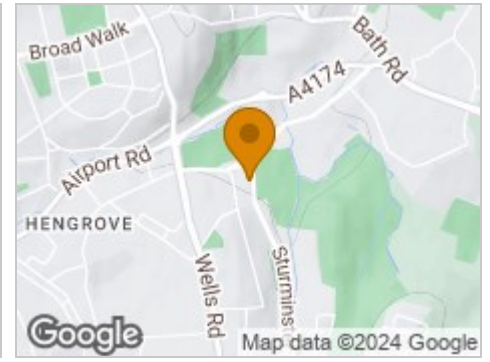
## Road Map



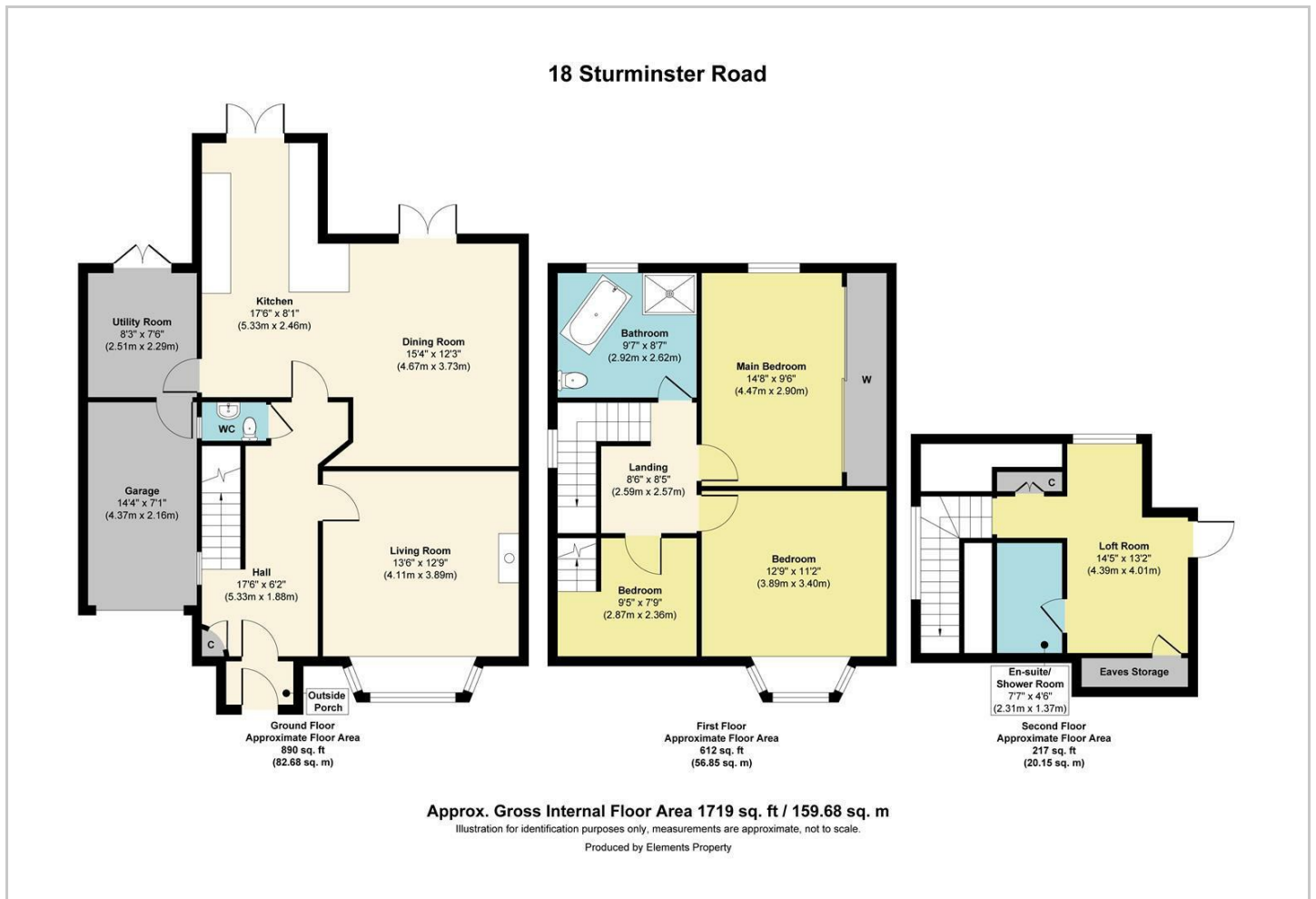
## Hybrid Map



## Terrain Map



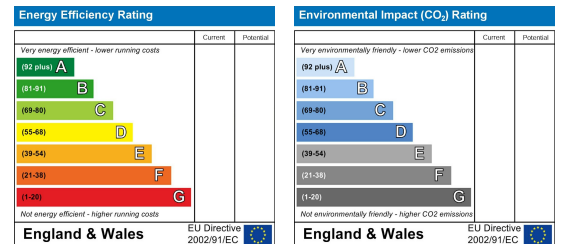
## Floor Plan



## Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 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.