



Imbercourt Close, Bristol

, BS14 9DJ

£300,000



3



1



1



D

HUNTERS[®]
HERE TO GET *you* THERE

Imbercourt Close, Bristol

DESCRIPTION

Presenting a semi-detached property for sale, in need of modernisation to reach its full potential. The residence offers a light and airy lounge, positioned at the front of the property, perfect for entertaining or relaxing. The house comprises a kitchen/diner, which is located at the rear, lending itself to be the heart of the home.

The property boasts three bedrooms; two double rooms and a cosy single room, offering ample space for families or couples alike. A family bathroom serves these rooms.

Additional unique features include a enclosed rear garden and several parking spaces, providing practicality and outdoor enjoyment.

Situated in a quiet cul de sac, with excellent public transport links, nearby schools, and local amenities within easy reach, this property is ideal for families or couples.



ROOMS

ENTRANCE PORCH

Double glazed entrance door into porch, double glazed window to front, wooden doors into..

ENTRANCE HALLWAY

Stairs rising to first floor, under stairs storage, radiator,

KITCHEN/DINER

Two double glazed windows to rear elevation, double glazed door to side elevation, fitted with a range of wall and base units with work tops over incorporating single stainless steel sink unit with mixer tap over, space for under counter fridge and freezer, plumbing for automatic dishwasher and washing machine, space for tumble dryer, radiator.

LOUNGE

Double glazed window to front elevation, feature stone fire place housing gas fire, wall point lights, tv point, radiator.

FIRST FLOOR LANDING

Double glazed window to side elevation, doors to accommodation.

BEDROOM ONE

Double glazed window to front elevation, radiator.

BEDROOM THREE

Double glazed window to front elevation, storage cupboard, radiator.

BEDROOM TWO

Double glazed window to rear elevation, radiator, built in storage cupboard.

BATHROOM

Double glazed window to front elevation, panelled bath, low level w.c, pedestal wash hand basin, shower cubicle with electric shower over.

OUTSIDE

FRONT

Steps to the front door.

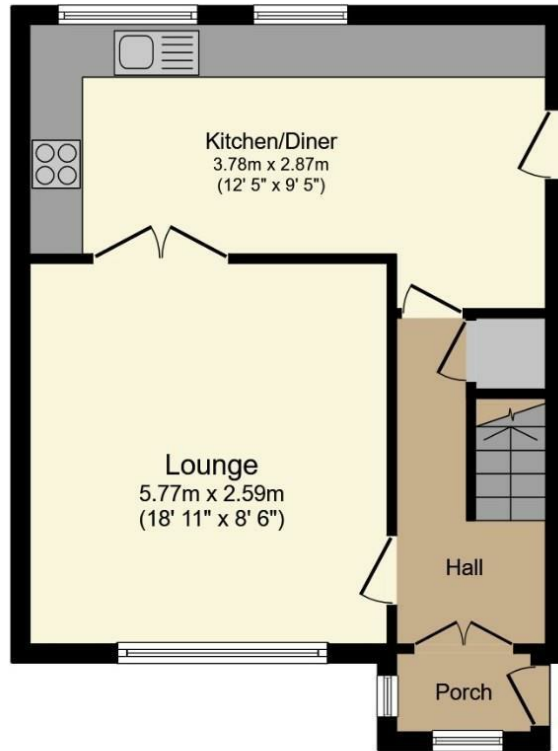
PARKING

Driveway to the side providing off street parking for several vehicles, side access gate to the rear garden.

REAR GARDEN

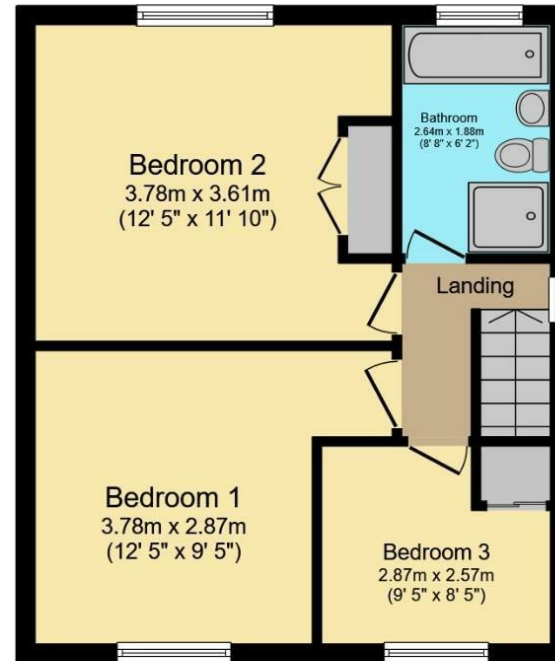
Boundary enclosed by wooden fence panels and block built walls, mainly laid to paving stones.





Ground Floor

Floor area 43.0 m² (462 sq.ft.)



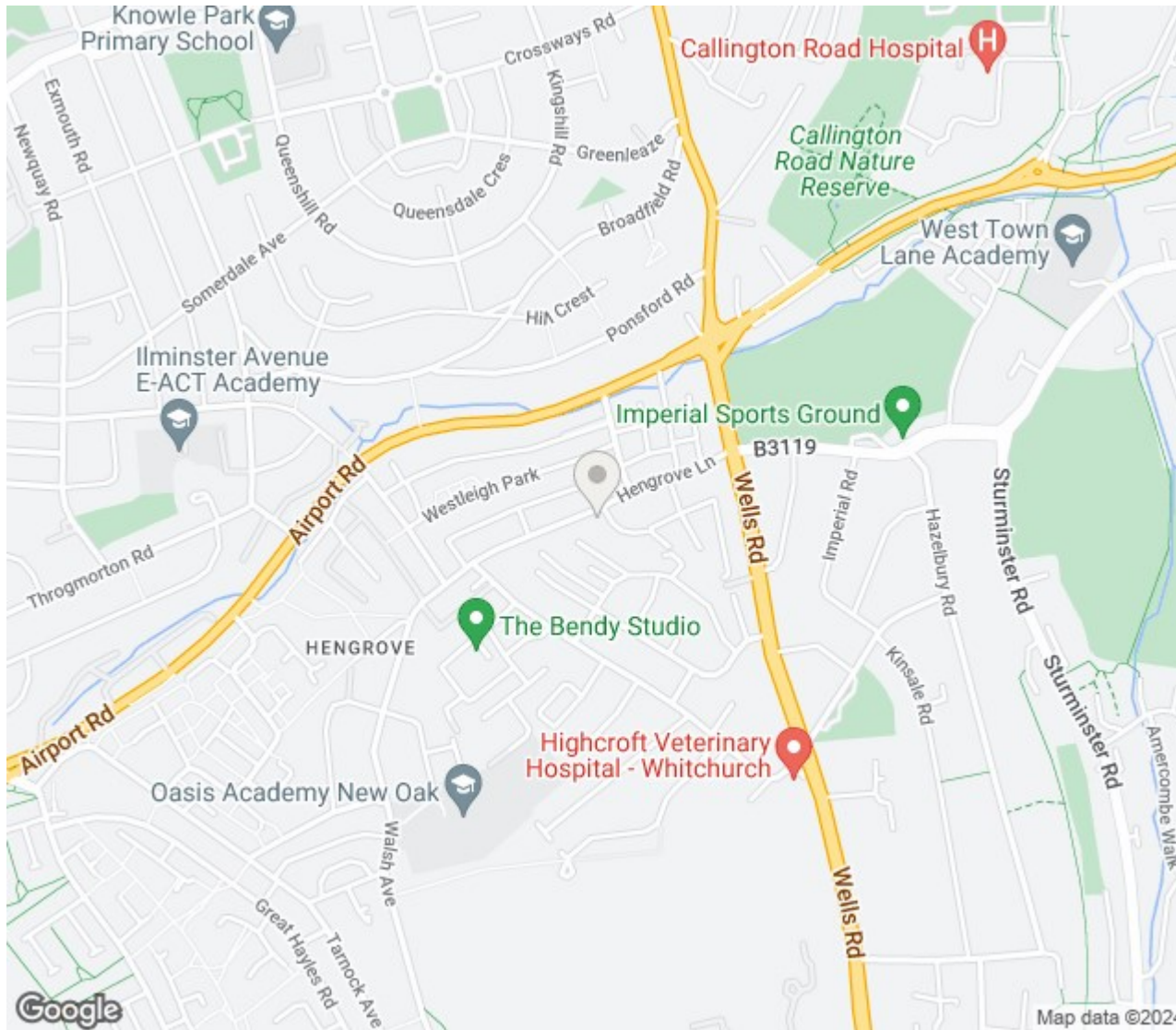
First Floor

Floor area 41.4 m² (446 sq.ft.)

TOTAL: 84.4 m² (908 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





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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.

28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com





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.