



**St. Agnes Walk, Bristol**

, BS4 2DL

**Guide Price £335,000**





# St. Agnes Walk, Bristol

## DESCRIPTION

Hunters present this immaculate three bedroom home in this superb tucked away location





# ROOMS

entrance hall



Wooden and glazed entrance door, stairs rising to first floor,

living room and dining room  
23'3" x 12'5"



uPVC double glazed bay window to front, storage under stairs, radiator, carpet, uPVC double glazed patio doors leading to the rear garden, door to kitchen

kitchen  
8'10" x 7'2"



uPVC double glazed door to rear, range of wall and base units with work surfaces above, fitted oven and electric hob, plumbing for dishwasher space for fridge/freezer, laminate flooring

landing



uPVC double glazed window to side, carpet,

bedroom one  
12'5" x 8'10"



uPVC double glazed window to rear, radiator, carpet

bedroom two  
12'5" x 8'10"



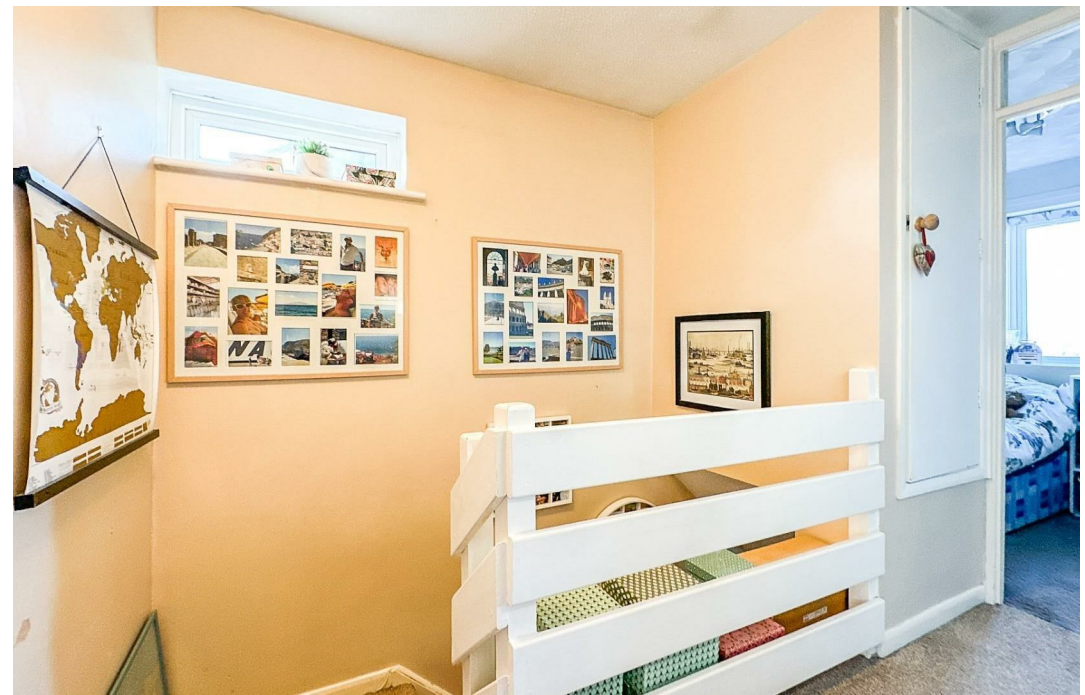
uPVC double glazed window to front, radiator, carpet

bedroom three  
7'2" x 6'6"



uPVC double glazed window to front, radiator, carpet



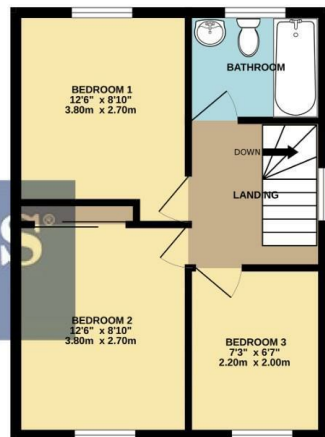




GROUND FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



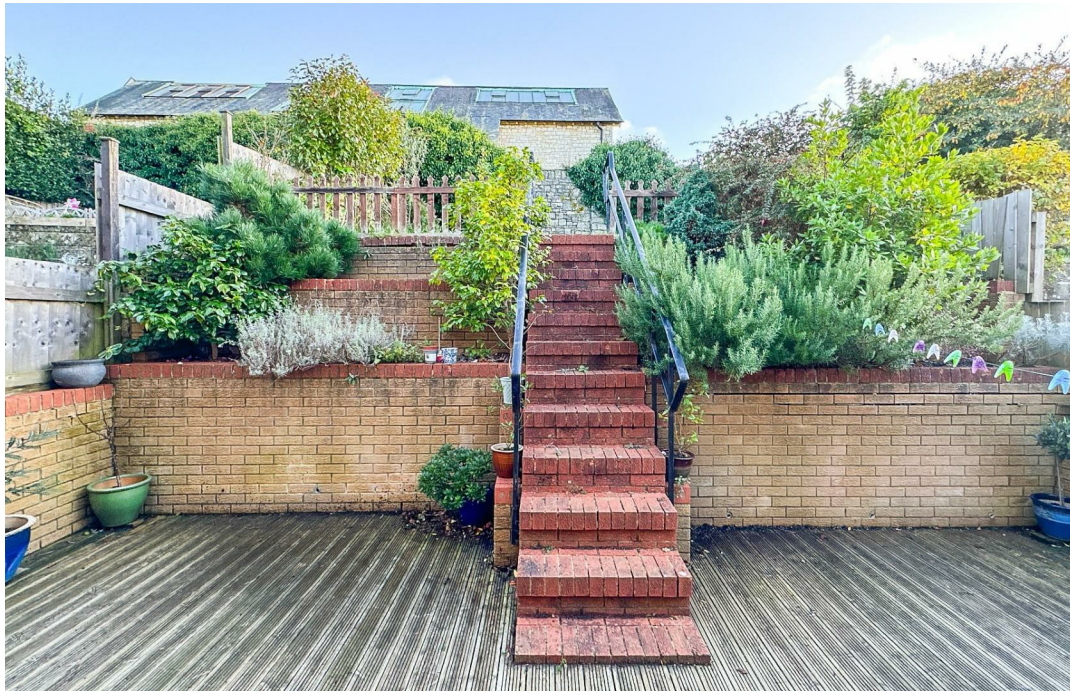
1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



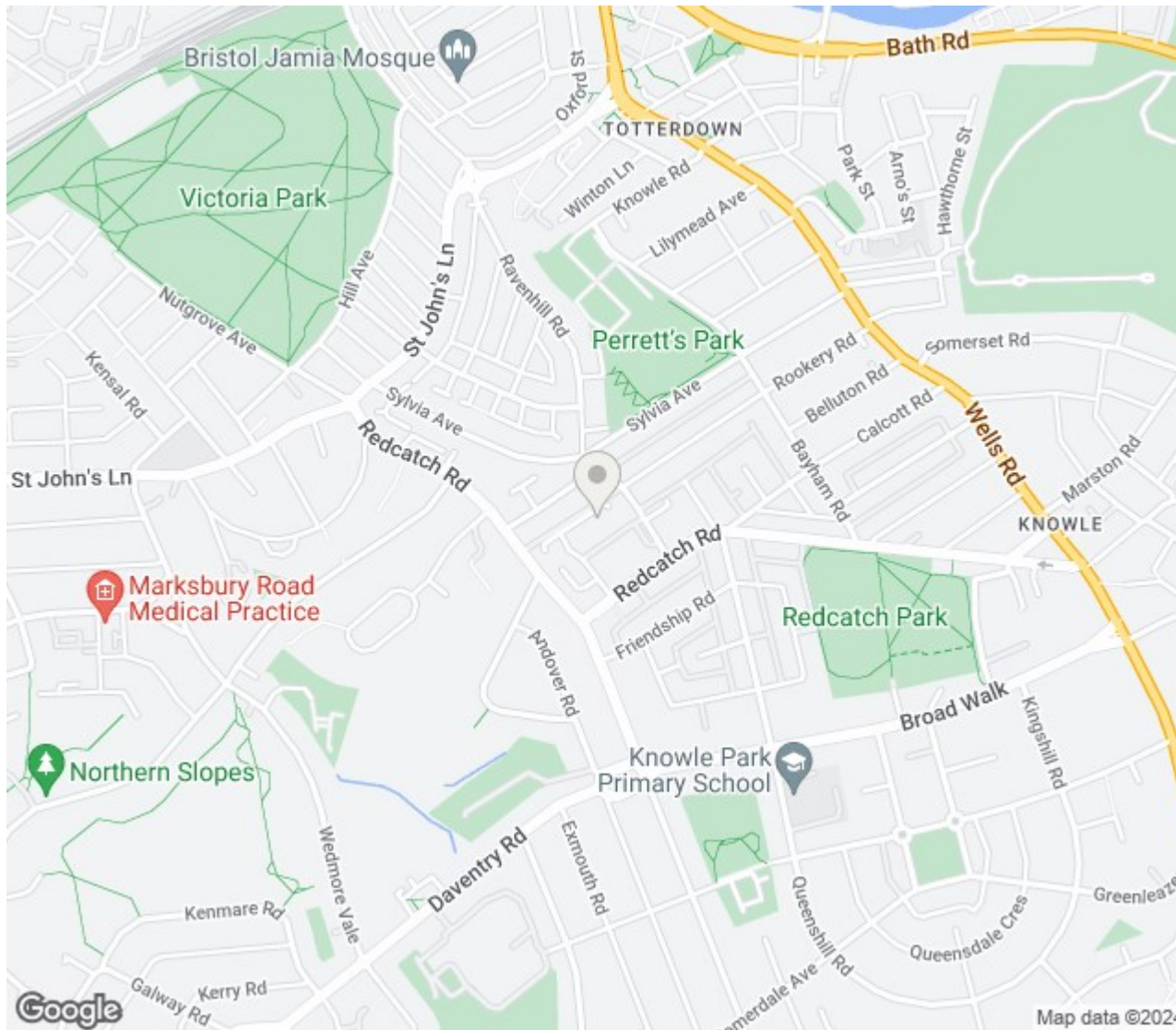
TOTAL FLOOR AREA : 931 sq.ft. (86.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 52023









## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

**308 Wells Road, Knowle, Bristol, BS4 2QG | 0117 972 3948 | [knowle.bristol@hunters.com](mailto:knowle.bristol@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.