



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

197 Ilminster Avenue, Bristol, BS4 1BY

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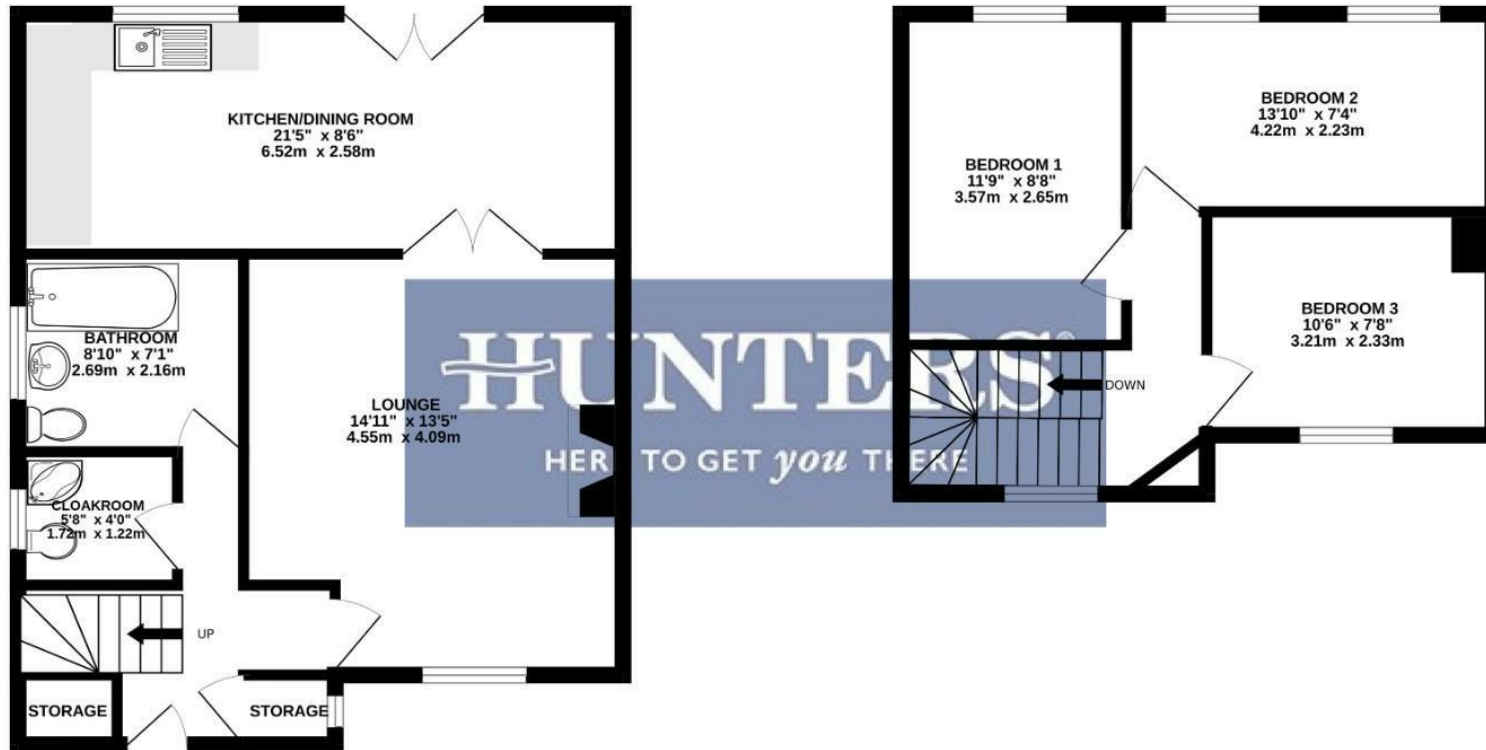
Guide Price £250,000

**\*\* NO ONWARD CHAIN\*\*** An extended three bedroom, semi detached home in need of some modernisation situated on Ilminster Ave, Close to the local amenities, shops and schools with direct transport links to Bristol city centre close by.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR  
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Entrance Hall

uPVC double glazed entrance door, storage under stairs housing fuse box, large storage cupboard housing gas meter, house alarm, carpet

### Lounge

uPVC double glazed window to front, chimney breast, radiator, laminate flooring, wooden and glazed double doors leading to the kitchen /dining room

### Kitchen / Dining Room

uPVC double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, plumbing for washing machine, space for tumble dryer, space for low level fridge and freezer, space for cooker, tiled flooring, uPVC double glazed patio doors leading to the rear garden

### Bathroom

uPVC double glazed to side, three piece bathroom suite, radiator, tiled flooring

### Cloakroom

uPVC double glazed window to side, w.c, wash hand basin, radiator, tiled flooring

### Landing

uPVC double glazed window to front, storage cupboard housing a combi boiler, loft access, carpet

### Bedroom One

uPVC double glazed window to rear, radiator, carpet

### Bedroom Two

uPVC double glazed window to rear, radiator, carpet

### Bedroom Three

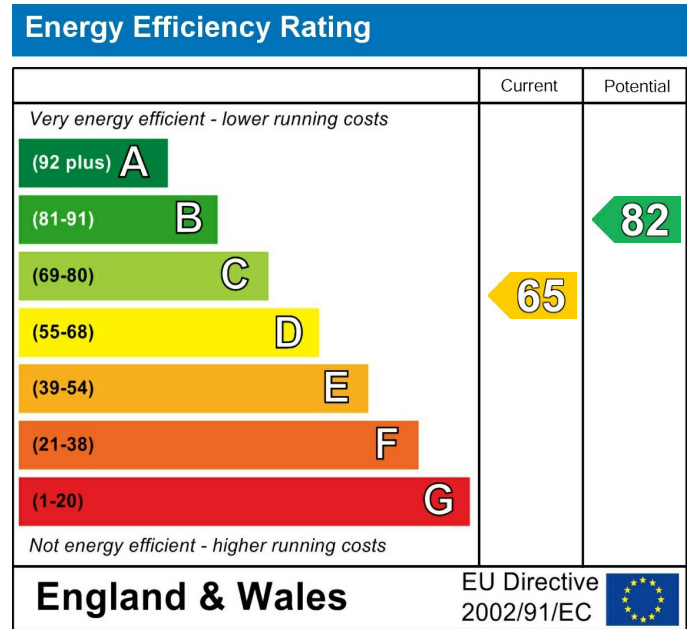
uPVC double glazed window to front, radiator, carpet

### Rear Garden

Fully enclosed with a patio area and large lawn area, gated side access

### Off Street Parking

Situated to the front of the property providing parking for one car



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.











