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14 Lurgan Walk, Bristol, BS4 1PP

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Offers In Excess Of £250,000

CHAIN COMPLETE This three bedroom, mid terrace home with gardens and parking is ideally located on the boarder of Bedminster & Knowle providing good access to Bristol city centre, parson street and temple meads train stations.

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GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(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 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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance hall

uPVC double glazed entrance door,, laminate flooring

Lounge

uPVC double glazed window to front, gas fire with feature surround, radiator, laminate flooring

Kitchen

uPVC double glazed window to rear, range of wall and base units with worksurface above, sink drainer, 5 ring gas hob and fitted ovens,, plumbing for washing machine, integrated fridge/freezer, radiator, laminate flooring, wooden and glazed door leading to rear garden

Bathroom

uPVC double glazed window to rear, three piece bathroom suite with mixer shower, radiator, laminate flooring

Landing

Loft access(Loft is fully boarded)

Bedroom One

uPVC double glazed windows to front, storage over stairs, radiator, carpet

Bedroom Two

uPVC double glazed window to rear, radiator, carpet

Bedroom Three

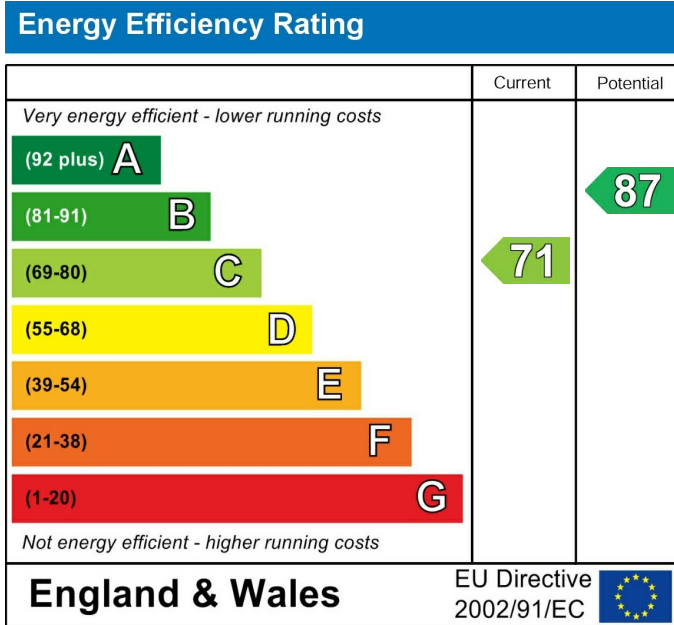
uPVC double glazed window to rear, radiator, carpet

Rear Garden

Fully enclosed and mainly laid to lawn with views across to the northern slopes and beyond

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.







