



Gerrard Close, , Bristol, BS4 1UH

- Three Bedrooms
- Modern
- Downstairs Cloackroom
- Large Rear Garden
- Close to Local Imperial Retails Park
- EPC BAND B
- Seperate kitchen
- Quiet Residential Cul-De Sac
- Freehold
- Good Transport Links Close By

Guide Price £280,000



Gerrard Close, , Bristol, BS4 1UH

DESCRIPTION

Located in Gerrard Close, Bristol, this delightful semi-detached house offers a perfect blend of comfort and convenience. Step inside to discover a bright and airy reception room, ideal for relaxing or entertaining guests. With three inviting bedrooms, there's ample space for the whole family to unwind.

Built in the late 1990s, this property boasts a modern touch while retaining a classic charm. The well-maintained bathroom ensures convenience for all residents. Parking is a breeze with space for two vehicles, making trips out hassle-free.

Nestled in a peaceful cul-de-sac, this home offers a tranquil retreat from the hustle and bustle of city life. The large enclosed rear garden is a green oasis waiting to be enjoyed, perfect for outdoor gatherings or simply soaking up the sun.

Conveniently located near the Imperial Retail Park, shopping for daily essentials is a breeze. Excellent transport links to Bristol city centre make commuting a breeze, ensuring you're well-connected to all the amenities the city has to offer.

Don't miss this opportunity to make this charming property your new home sweet home in Bristol. To appreciate all that this property has to offer call Hunters today on 0117 9723948 to arrange an internal viewing





GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.7 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 ©2024

Viewings

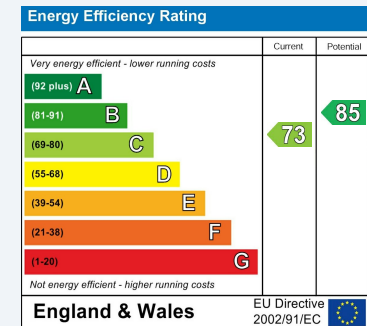
Please contact knowle.bristol@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



308 Wells Road, Knowle, Bristol, BS4 2QG
Tel: 0117 972 3948 Email: knowle.bristol@hunters.com <https://www.hunters.com>

