

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Millbrook Avenue

Bristol, BS4 4SU

Guide Price £350,000



Council Tax: B





# 30 Millbrook Avenue

Bristol, BS4 4SU

Guide Price £350,000



## Porch

6'2 x 2'2 (1.88m x 0.66m)

Double glazed external door leading into the porch, tiled flooring, wooden glass door leading to lounge.

External wooden door, lighting, electricity, up and over door leading to private lane.

## Lounge

15 x 15 (4.57m x 4.57m)

Double glass window, laminate flooring, wooden glass door leading to stairs, wooden glass door leading to kitchen, radiator.

## Kitchen Diner

17'11 x 16'3 (5.46m x 4.95m )

Contemporary wall and base units, wooden worktops, integrated electric oven, gas hob, dishwasher, fridge freezer, washing machine, breakfast bar, radiator, storage cupboard.

## Bedroom One

13'1 x 8'6 (3.99m x 2.59m)

Laminate, flooring, double glazed window, radiator.

## Bedroom Two

10'3 x 9'6 (3.12m x 2.90m)

Laminate flooring, double glazed window, built in wardrobe, radiator.

## Bedroom Three

9'4 x 6'1 (2.84m x 1.85m)

Carpeted flooring, double glazed window, radiator.

## Bathroom

6'0 x 5'7 (1.83m x 1.70m)

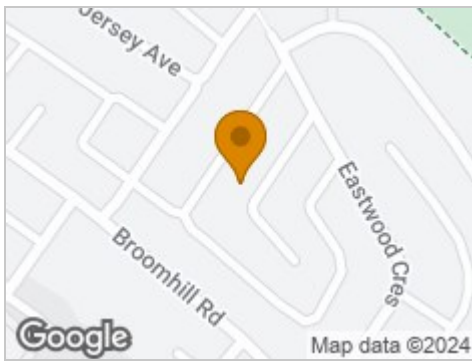
Three Piece Shower Suite, Vinyl flooring, double glazed window, radiator.

## Garage

18 x 17 (5.49m x 5.18m)



## Road Map



## Hybrid Map



## Terrain Map



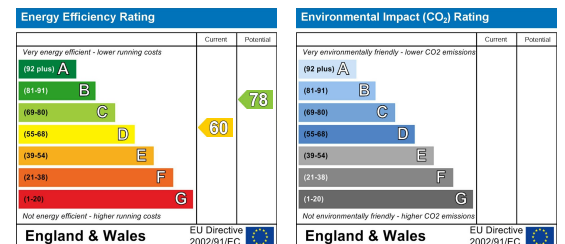
## Floor Plan



## Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.