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4 Delius Grove, Bristol, BS4 1XP

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Guide Price £245,000

****NO ONWARD CHAIN**** Welcome to Delius Grove, Bristol - perfect for those looking to settle down in a lovely two bedroom, semi-detached house. This property boasts a spacious 1,023 sq ft of living space, ideal for first-time buyers or those looking to downsize without compromising on comfort.

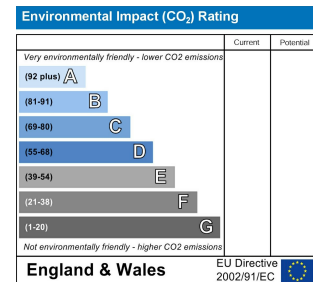
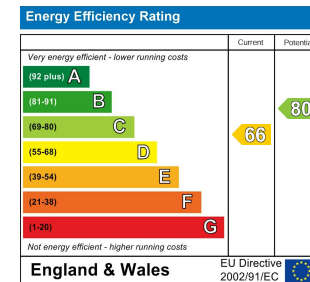
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GROUND FLOOR

1ST FLOOR



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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Entrance Hall

uPVC double glazed entrance door, radiator, storage cupboard, laminate flooring

Utility Cupboard

Plumbing for washing machine, combi boiler

Cloackroom

W.C, wash hand basin, laminate flooring

Kitchen/Breakfast Room

14'6" x 9'3"

uPVC double glazed window to rear, range of modern wall and base units, sink drainer with hot tap, integrated oven and microwave, fitted hob, dishwasher, integrated fridge/freezer, radiator, LVT flooring

Lounge

15'6" x 11'4"

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

Landing

uPVC double glazed window to rear, carpet

Bedroom One

13'2" x 9'6"

uPVC double glazed window to rear, radiator, carpet, fitted wardrobe

Bedroom Two

14'6" x 9'0"

uPVC double glazed window, radiator, carpet, fitted wardrobes

Bathroom

8'1" x 25'11"

uPVC double glazed windows to front, three piece suite with mixer shower, radiator, laminate flooring

Rear Garden

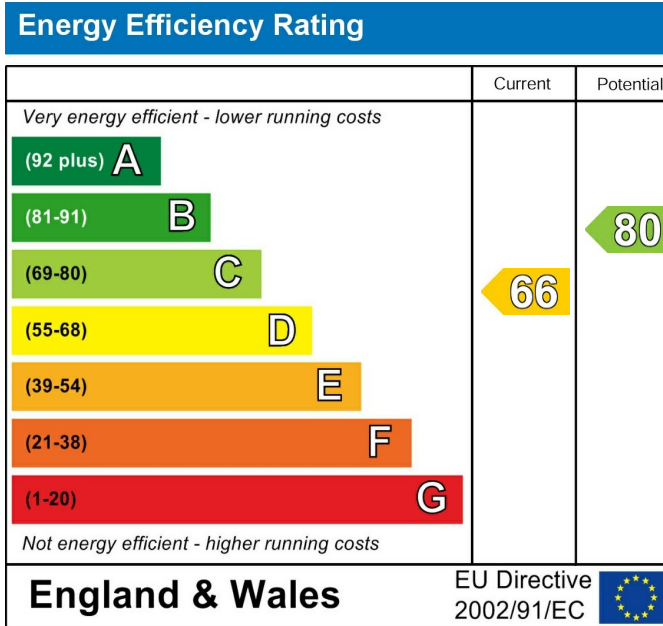
Fully enclosed with flower borders shrubs and trees,

concrete built storage shed with power and lighting, large shed , lawn areas, gated side access

Off Street Parking

Gated rear access providing parking for multiple cars

Car park situated to the rear for extra parking and visitor parking



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.









