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HERE TO GET *you* THERE

3 Capgrave Close, Bristol, BS4 4TJ

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Guide Price £300,000

**** NO ONWARD CHAIN** NON STANDARD REEMA CONCLAD CONSTRUCTION**** Please talk to your mortgage broker before arranging an internal viewing.

Hunters BS4 Welcome you to Capgrave Close, a semi-detached house in need of some modernisation, located in the heart of Broomhill, Bristol. This delightful property situated on a large corner plot boasts 3 cosy bedrooms, perfect for a growing family or those in need of extra space.

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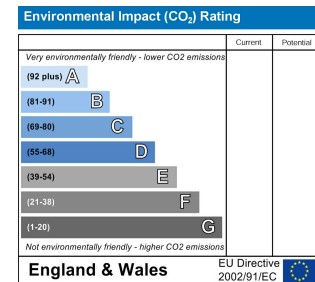
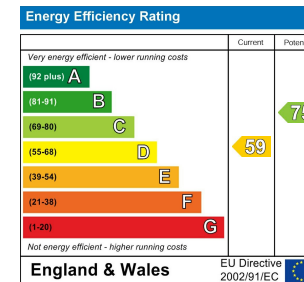
GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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.
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Porch

Double Glazed Double Doors.

Hallway

Stairs to First Floor, Under stairs storage cupboard, Radiator, Carpet.

Living Room

14'5" x 11'1"

Double Glazed windows to front, Gas fire with wooden feature mantle surround, Radiator, Laminate flooring, Opening through to dining room.

Dining Room

10'2" x 9'10"

Double glazed window to rear, Radiator, Laminate flooring.

Kitchen

8'2" x 7'10"

Double glazed window to rear, Double glazed door to garden, Stainless steel sink and drainer, Fitted cooker, Fitted fridge freezer, Plumbing for washing machine, Vinyl flooring.

Landing

Loft access, Doors to Bedrooms and Bathroom.

Bedroom One

13'1" x 11'9"

Double glazed window to rear, Radiator, Laminate flooring.

Bedroom Two

13'1" x 11'1"

Double glazed window to front, Radiator, Laminate flooring.

Bedroom Three

9'6" x 9'0"

Double glazed window to rear, Radiator, Laminate flooring.

Shower Room

8'2" x 5'2"

Two double glazed window to front, Shower cubicle. w.c wash hand basin, radiator

Front Garden

Enclosed via brick walls, Lawn area, Pathway leading to front entrance door.

Rear Garden

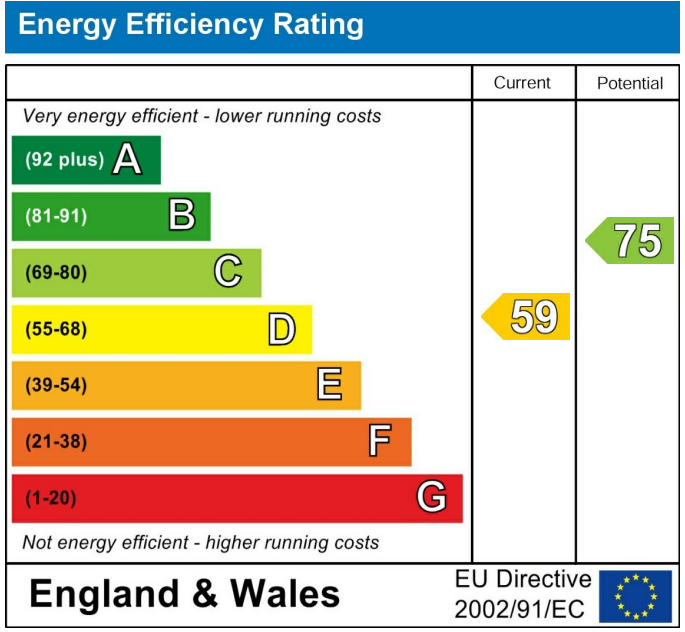
Enclosed via brick walls, Lawn area, Concrete area, Raised flower borders, Trees.

Off Street Parking

Situated to the side of the property providing off street parking for multiple vehicles.

Garage

Situated to the side of the property currently used for storage.



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.





