



HUNTERS[®]
HERE TO GET *you* THERE

26 Hulse Road, Brislington, BS4 5AL

26 Hulse Road, Brislington, BS4 5AL

Guide Price £380,000

Located on Hulse Road in the sought-after area of Brislington, Bristol, this delightful end-terrace house from the 1930s/1950s is a true gem waiting to be discovered.

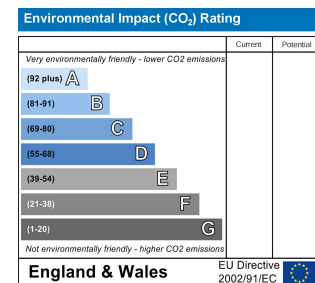
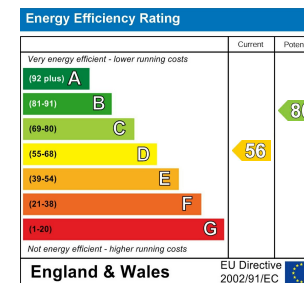
Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

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.
Made with Metropix ©2024



Hallway

Entrance door to front elevation, Stairs to first floor, Under stairs storage cupboard, Carpet.

Living room

11'6" x 11'3"
Double glazed window to front and side, Radiator, Carpet.

Dining area

11'9" x 10'5"
Double glazed window to side, Double glazed patio doors leading to the rear garden, Radiator, Solid Oak Flooring.

Kitchen area

15'10" x 7'4"
Double glazed window to rear, Wall and base units with work surfaces above, Fitted cooker, Extractor hood above, Fitted fridge freezer, Plumbing for washing machine, Solid Oak flooring.

Landing

Loft access, Doors to bedrooms.

Bedroom one

11'9" x 11'6"
Double glazed window to front, Radiator, Carpet.

Bedroom two

11'9" x 9'8"
Double glazed window to rear, Radiator, Built in wardrobe, Carpet.

Bedroom three

8'0" x 8'0"
Double glazed window to rear, Radiator, Carpet.

Bathroom

6'10" x 6'7"
Double glazed window to rear, Bath with shower over, Wash hand basin, Towel rail, Radiator, Tiled floor.

Off Street Parking

Situated to the front of the property providing off street parking for 1-2 cars.


Garage

14'7" x 11'9"
Situated to the side of the property currently used for storage.

Garden

Enclosed via fencing, Lawn area, Decked area, Flower borders with bushes and trees, Shed.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.





