



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

128 Ilminster Avenue, Bristol, BS4 1BT

128 Ilminster Avenue, Bristol, BS4 1BT

Offers In Excess Of £225,000

**\*\* NO ONWARD CHAIN\*\*** A three bedroom, semi detached home in need of modernisation situated on Ilminster Ave in Knowle West. Perfect for first time buyers and investors who would like to make a house a home.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Entrance Hall

uPVC double glazed entrance door, cupboard housing meters, radiator, vinyl flooring

### Lounge

uPVC double glazed window to front, feature fireplace, radiator, laminate flooring

### Kitchen

uPVC double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, space for cooker, plumbing for washing machine, space for upright fridge freezer, vinyl flooring

### W.C

Low level w.c

### Landing

uPVC double glazed window to side, loft access, carpet

### Bedroom One

uPVC double glazed window to front, radiator, carpet

### Bedroom Two

uPVC double glazed window to rear, radiator, carpet

### Bedroom Three

uPVC double glazed window to front, cupboard over stairs, radiator, carpet

### Bathroom

uPVC double glazed window to rear, three piece suite with mixer shower over bath, radiator, vinyl flooring

### Front Garden

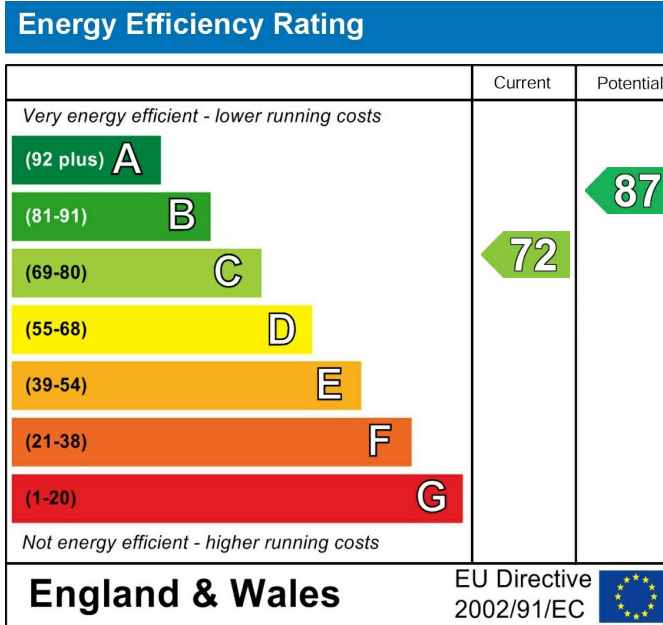
Enclosed with gated access, mainly laid to lawn

### Rear Garden

Fully enclosed with gated side access, mainly laid to lawn

### Off Street Parking

Situated to the rear of the property providing parking for one car



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.



















