



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

14 Thiery Road, Brislington, Bristol, BS4 2NX



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£425,000

Hunters BS4 are delighted to offer to the open market this extremely well presented, well proportioned , Three / Four bedroom semi detached home situated on a quiet cul-de sac in Brislington

The property is located between the Bath and Wells Road with easy access to Bristol City Centre and Bristol Temple Meads train station. Close to local amenities, shops and schools and within walking distance to Arnos vale park. The property itself comprises of an entrance hall, lounge, dining room , bedroom , kitchen/breakfast room and cloakroom to the ground floor. Upstairs you will find three good sized bedrooms and a family shower room. Further benefits include gas central heating, uPVC double glazing , rear garden and off street parking which is situated to the front of the property.

To arrange your internal viewing call Hunters today on 0117 9723948.

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

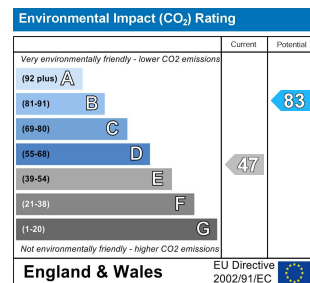
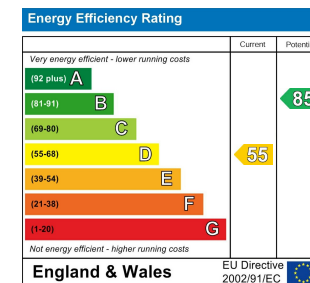
GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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.  
Made with Metropix 5/2024



**ENTRANCE HALL**

uPVC double glazed entrance door, cupboard housing meters, radiator, carpet, door to cloakroom, uPVC double glazed door leading to the rear garden

**CLOAKROOM**

uPVC double glazed window to side elevation, low level w.c, vanity wash hand basin, radiator, vinyl flooring

**LOUNGE**

14'9" x 11'7"  
uPVC double glazed door and uPVC double glazed panelled windows leading to the rear garden, gas fire with feature mantle surround, t.v point, radiator, carpet

**DINING ROOM**

12'11" x 5'3"  
uPVC double glazed windows to front elevation, laminate flooring

**BEDROOM**

12'11" x 7'7"  
uPVC double glazed window to front, radiator, carpet

**KITCHEN BREAKFAST ROOM**

16'6" x 8'5"  
uPVC double glazed window to rear elevation, range of gloss wall and base units with work surfaces above, stainless steel sink drainer, fitted oven and gas hob , extractor above, space for upright fridge/freezer, plumbing for washing machine, radiator, vinyl flooring, uPVC double glazed window to side elevation,

**LANDING**

uPVC double glazed window to front elevation, loft access with pull down ladder, radiator, carpet

**BEDROOM**

12'11" x 11'9"  
uPVC double glazed window to rear elevation, fitted wardrobes, cupboard housing vaillant combi boiler, radiator, carpet

**BEDROOM**

13'3" x 13'3"  
uPVC double glazed windows to front elevation, fitted wardrobes, radiator, carpet

**BEDROOM**

9'11" x 8'6"  
uPVC double glazed window to rear elevation, radiator, carpet

**SHOWER ROOM**

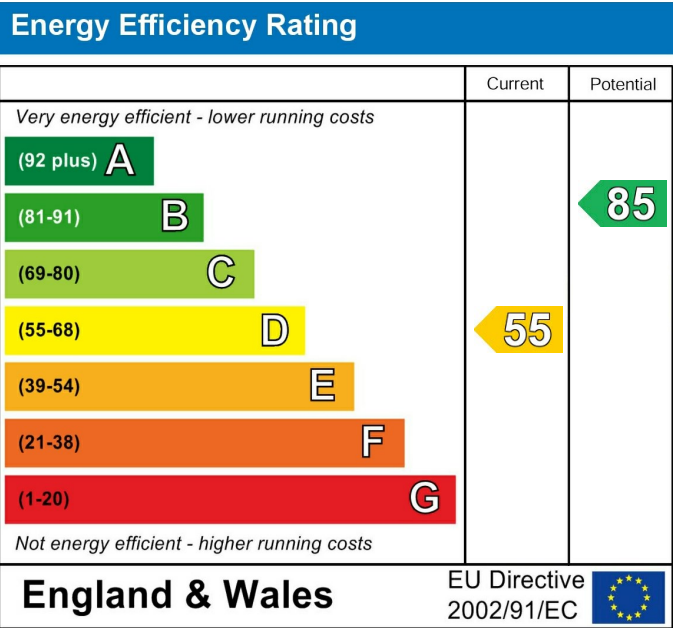
uPVC double glazed window to side elevation, walk in shower cubicle,, low level w.c, vanity wash hand basin, radiator, vinyl flooring

**OFF STREET PARKING**

Situated to the front of the property providing parking for two cars

**REAR GARDEN.**

Mature rear garden enclosed via wooden fence panels, 2x patio areas, lawn area, shed , gated side access



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.



















