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17 Gerrard Close, Bristol, BS4 1UH

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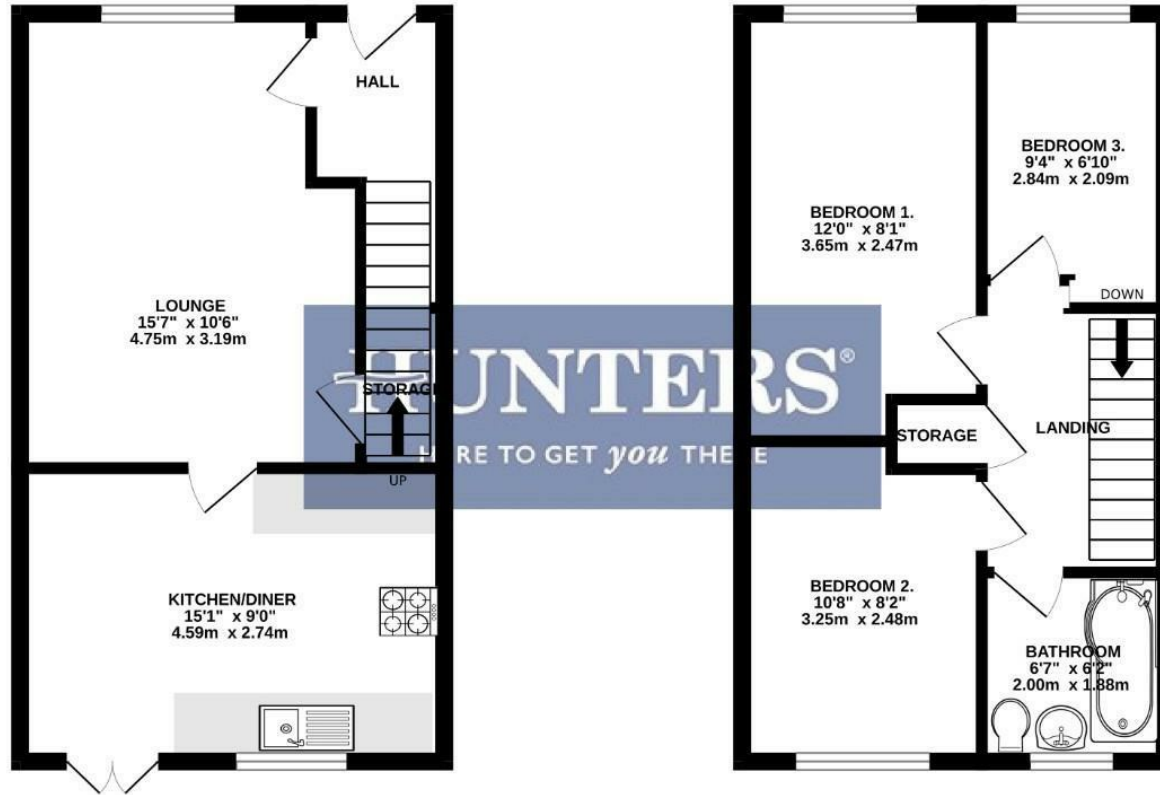
Guide Price £275,000

**** NO ONWARD CHAIN**** A well presented, three bedroom, semi detached home with large garden situated on a quiet cul de sac in Knowle, close to the facilities of Imperial park retail centre and Hengrove park leisure centre.

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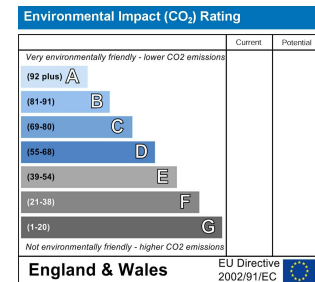
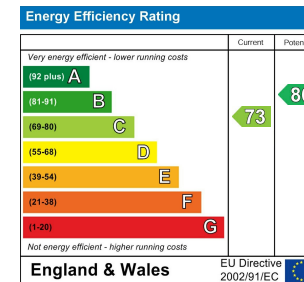
GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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Entrance Hall

uPVC double glazed entrance door, laminate flooring

Lounge

uPVC double glazed window to front, understairs storage cupboard, radiator, laminate flooring, door to kitchen

Kitchen/Dining Room

uPVC double glazed window to rear, range of wall and base units with worksurface above, sink drainer, fitted oven and hob, plumbing for washing machine, space for dishwasher, space for upright fridge/freezer, wall mounted combi boiler, radiator, tiled flooring, uPVC double glazed patio doors to rear

landing

loft access- loft is partially boarded and has a pull down ladder and light

Carpet, doors to rooms

Bedroom One

uPVC double glazed window to front, Fitted wardrobes, radiator, laminate flooring

Bedroom Two

uPVC double glazed window to rear, radiator, laminate flooring

Bedroom Three

uPVC double glazed window to front, radiator, laminate flooring

Bathroom

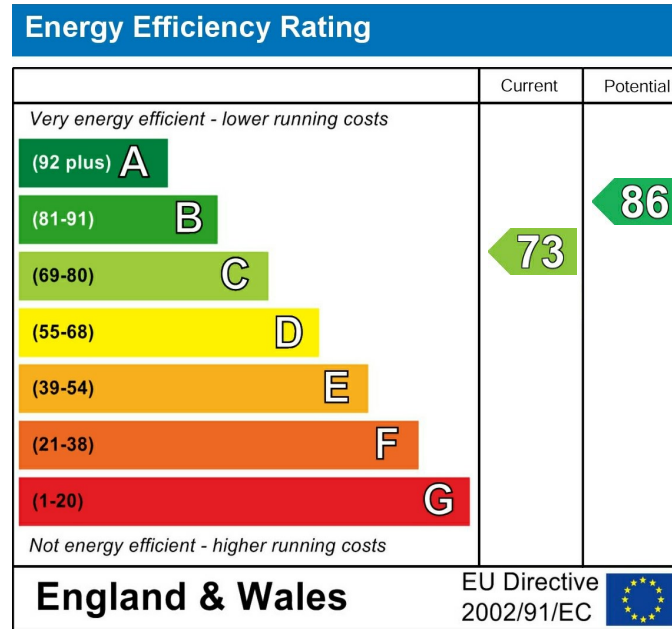
uPVC double glazed window to rear, three piece suite with electric shower over bath, radiator, tiled flooring

Rear and side Garden

Fully enclosed with gated side access, large lawned area, patio area, shed

Off Street Parking

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



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.









