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2 St. Davids Crescent, Bristol, BS4 4BU

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Guide Price £325,000

A wonderful example of a three bedroom, extended, semi detached home with large garage situated on a corner plot on the ever popular St Davids Crescent in St Annes.

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

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			84
		62	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

uPVC double glazed entrance door, laminate flooring

Lounge

uPVC double glazed window to front, gas fire, radiator, laminate flooring, uPVC double glazed patio doors leading to the rear garden

Kitchen

uPVC double glazed window to rear, wall and base units with worksurfaces above, sink drainer, fitted ovens, gas hob with extractor above, integrated fridge freezer, integrated dishwasher, laminate flooring

Utility Room

uPVC double glazed door leading to the rear garden, plumbing for washing machine, space for tumble dryer, wall mounted combi boiler, door leading to the garage, tiled flooring

Shower Room

uPVC double glazed window to side, w.c, vanity wash hand basin, electric shower, radiator

Landing

uPVC double glazed window to rear, loft access, carpet

Bedroom One

Dual aspect uPVC double glazed windows to the front and rear, fitted wardrobes, large storage cupboard over the stairs, radiator, carpet

Bedroom Two

uPVC double glazed window to front, fitted wardrobe, radiator, carpet

Bedroom Three

uPVC double glazed window to rear, radiator, carpet

Side & Rear Garden

Fully Enclosed with gated side access, mainly laid to patio with flower boarders

Front Garden

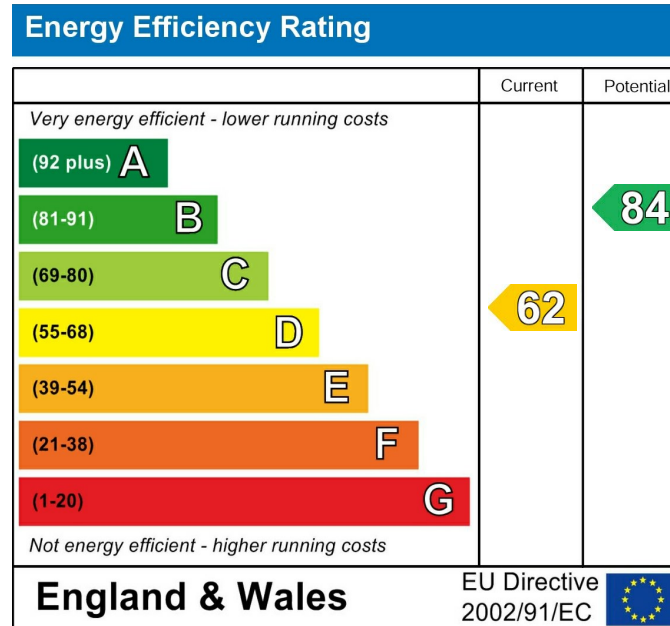
Partially enclosed with gated access, pathway leading the front entrance door, laid mainly to chippings

Off Street Parking

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

Garage

Large garage situated to the side of the property with rear access through the utility room, up and over electric door, power and lighting



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.









