



## 5 Crowther Park, Bristol BS7 9NT

- Chain Free
- Elevated Position
- Green Walks on the Doorstep
- Garage & Parking
- Bi-Fold Internal Doors
- Amazing Sunset Views Across the City
- Cul De Sac
- Kitchen Diner & Utility
- Good Condition Throughout
- Wood Flooring

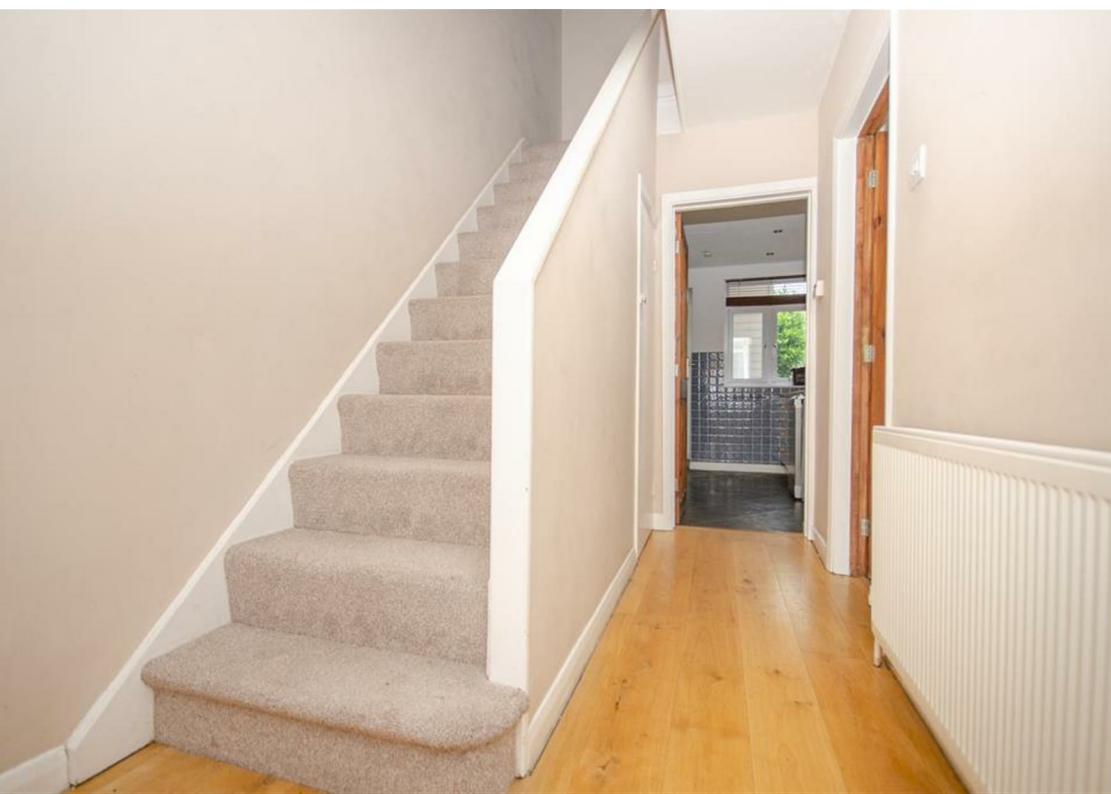
**£425,000**

**HUNTERS®**  
HERE TO GET *you* THERE



**\*\*LOOK AT THE VIEWS!\*\*** Elevated Home in a cul de sac providing vast sunset views across the city and a huge green space at the top of the road. Chain Free and ready to move into this property boasts good size gardens to front and back, internally offering the option of open plan living with internal bi-fold doors between the bay fronted lounge and kitchen diner that leads to the garden & utility room. Finished with character including wood flooring and fireplace. Upstairs are two double bedrooms and a single along with the family bathroom. Outside the garden is private with lawn and mature flowering plants and trees leading to a garage and hard standing for a car accessible from the rear lane. Please come and have a look at the position, you won't be disappointed.



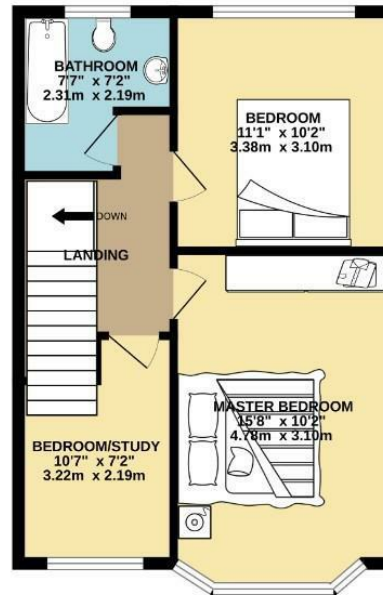




GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



3 BED MID TERRACE

TOTAL FLOOR AREA: 940 sq.ft. (87.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### Energy Efficiency Rating

|                                             | Current   | Potential                  |
|---------------------------------------------|-----------|----------------------------|
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>88</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>71</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>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.

**THINKING OF SELLING?** 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

## Viewing

Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.



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