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14 Colchester Crescent, Bristol, BS4 1SG

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£285,000

Located on Colchester Cres in Knowle, Bristol, this well presented semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The house boasts a driveway that accommodates two cars, providing ample parking for residents and guests alike. The front and rear gardens are a wonderful addition, offering outdoor space for relaxation, gardening, or entertaining.

Situated close to the Imperial Retail Park, residents will enjoy easy access to a variety of shops, restaurants, and amenities, making daily errands a breeze. This location also benefits from good transport links, ensuring that the vibrant city of Bristol is within easy reach.

The property itself comprises of an entrance hall, lounge/dining room and kitchen to the ground floor, Upstairs you will find three good sized bedroom and family bathroom. Further benefits include gas central heating via a combi boiler, uPVC double glazed windows throughout and front an rear gardens

To appreciate all that this property has to offer call Hunters today to arrange your internal viewing on 0117 9723948

Disclaimer: *The agent acting in the sale of this property is a close family member of the seller. Specifically, the acting estate agent is the seller's sister. All reasonable steps have been taken to ensure that the marketing, negotiation, and sale process is conducted fairly, transparently, and in accordance with The Estate Agents Act 1979 and all applicable professional standards.

Interested parties are advised that no preferential treatment will be given to any buyer, and all offers will be handled in line with standard procedures. Buyers should rely on their own inspections, surveys, and legal advice when considering a purchase. The agent will not provide legal advice and accepts no liability for decisions made by prospective purchasers.*

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GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

FIRST FLOOR
359 sq.ft. (33.3 sq.m.) approx.

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TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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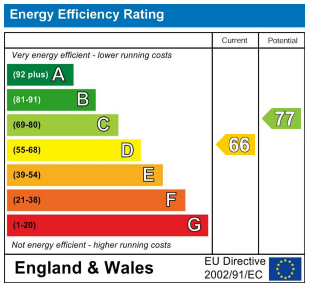

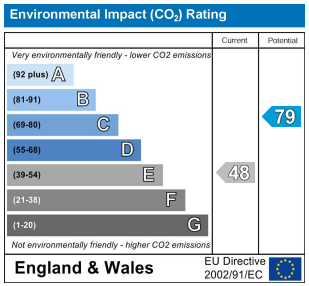

Entrance Hall
uPVC double glazed entrance door, Cupboard housing meter box, laminate flooring.

Lounge
14'3" x 13'5"
uPVC double glazed window to front, tv point, radiator, laminate floor, opening through to dining room

Dining Area
8'1" x 7'9"
uPVC doors to garden, radiator, laminate floor

Kitchen
9'6" x 7'7"
uPVC window to rear, range of matching wall and base units with work surfaces above, stainless steel sink drainer, fitted oven with gas hob, extractor hood, space for upright fridge/ freezer, plumbing for washing machine, plumbing for tumble dryer, tiled splash backs, tiled floor, wall mounted combination boiler in cupboard

Landing
uPVC double glazed window to side, loft access, carpeted

Bedroom One
12'6" x 9'8"
uPVC window to front, radiator, carpeted

Bedroom Two
8'10" x 8'6"
uPVC window to rear, radiator, carpeted

Bedroom Three
9'3" x 7'8"
uPVC window to front, radiator, carpeted, fitted storage cupboard over stairs

Bathroom
uPVC window to rear, three piece bathroom suite, heated towel rail, laminate flooring

Front Garden & Driveway
Enclosed via brick wall, fencing & hedges, lawn area, opening providing off street parking for two cars, path leading to front entrance

Rear Garden
Enclosed via wooden panelled fencing, lawn area, shed, patio area with shelter, gated side access, lighting & water tap

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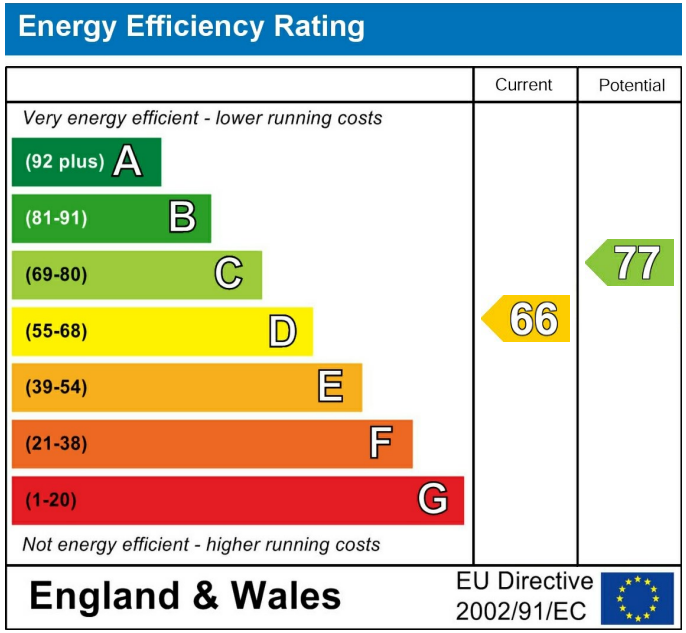

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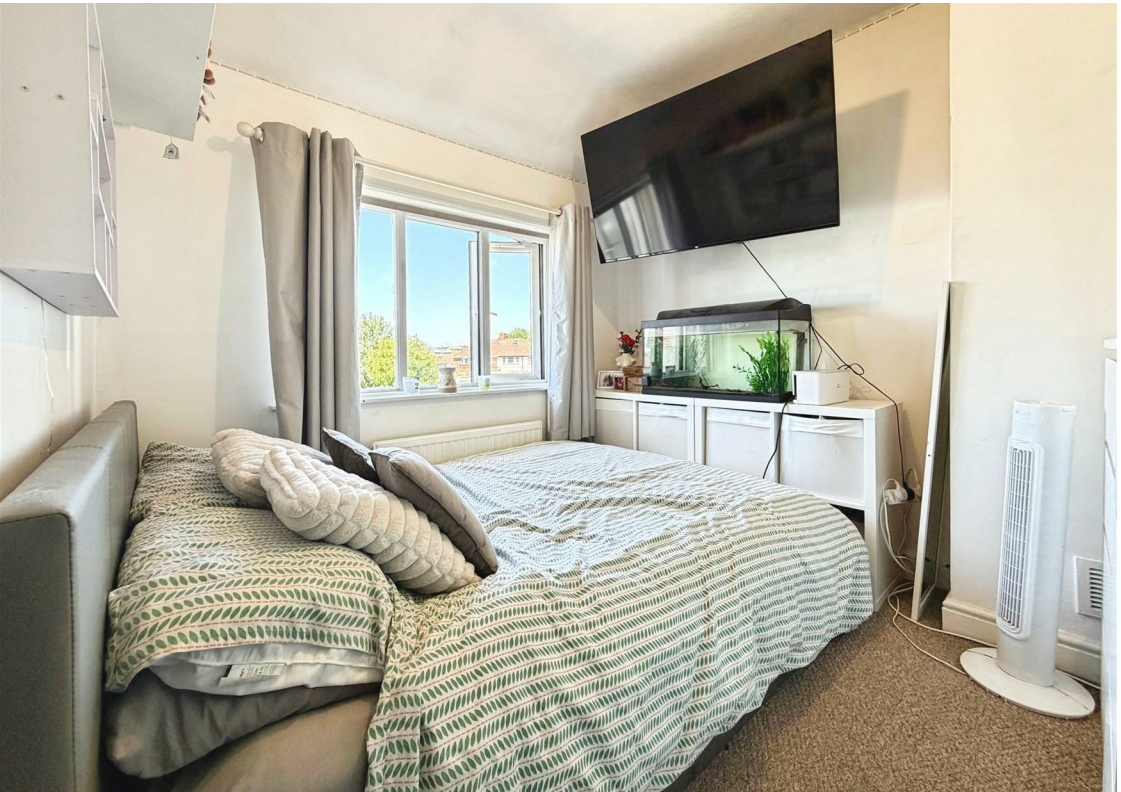

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