



HUNTERS®

HERE TO GET *you* THERE

11 St. Marks Grove, Bristol, BS5 0LJ

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£400,000

****Cul De Sac Train Station Location!**** This road is nestled away in a peaceful spot yet all the cool amenities you need just round the corner! Internally the property is stunning! The kitchen and bathroom are so unique, cool and colourful. The garden is sunny and not overlooked with French doors looking into the dining area that flows perfectly into the kitchen and bay fronted cosy lounge. The hall and landing are generous giving a wonderful feeling of extra space including two large built in cupboards. Upstairs also provides two double bedrooms and a single that's been made very useable with a raised bedframe. The pink bathroom is complemented by the stylish antique mirror tiles and must be seen to be appreciated. Please make contact to have a look at this cheerful home.

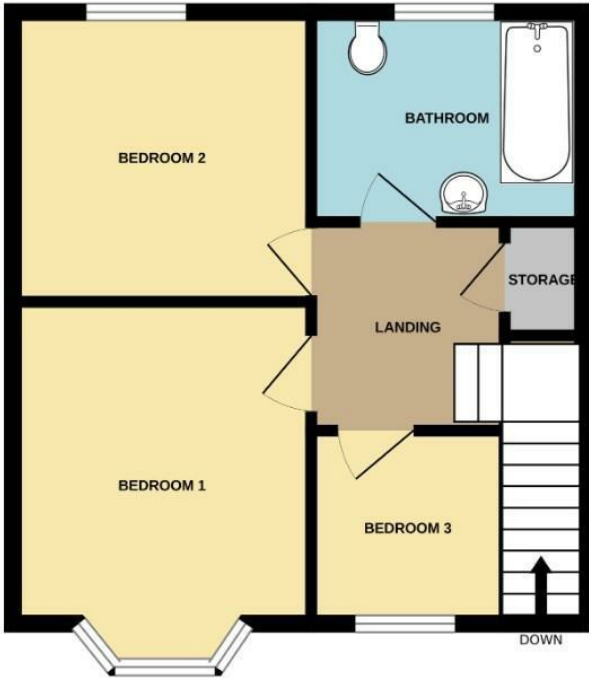
- Wow Sunny Large Property
- Stunning Kitchen
- 78 Square Meters, EPC D
- Private Rear Garden - not overlooked
- Ideal Cul De Sac Location
- Train Station is on the Doorstep
- St Marks Road & Radical Roasters Close By
- Open Plan Living
- Fantastic Colourful Finish Throughout
- First Floor Glorious Bathroom!

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GROUND FLOOR



1ST FLOOR



3 BED MID TERRACE

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Front Door

Front garden space for bins, railings, wall and gate leading to uPVC door with stained glass side windows, opening into

Entrance Hall

10'8" x 8'11"

Lovely spacious square hallway with space for furniture, stairs to right leading to first floor, large storage cupboard, engineered oak flooring, doors to...

Kitchen

8'11" x 8'7"

Unique wall and base contemporary units providing lots of storage, quartz work surface over and patterned tiles, cupboard housing combination boiler for heating, sink and drainer, integrated dishwasher and washing machine, fitted oven and hob, space for fridge freezer, slate tiled flooring, double glazed window to rear, archway opening into..

Dining Room

9'5" x 9'2"

Double glazed French doors to rear garden, radiator, engineered oak flooring and archway opening into...

Lounge

10'7" x 9'2"

Double glazed bay window to front, display fireplace, radiator, door back to entrance hall

Stairs

Turning staircase leading to first floor square landing with large built in storage cupboard, loft access and doors to..

Bathroom

9'0" x 5'6"

Three piece pink suite comprising wc, wash hand basin, bath with shower over, bespoke mirrored tiled splashbacks, towel radiator, slate tiled flooring, two obscure glazed windows to rear

Bedroom One

12'9" x 9'6"

Double glazed bay window to front, radiator

Bedroom Two

9'6" x 9'1"

Double bedroom. Double glazed window to rear, radiator

Bedroom Three


9'0" x 7'5" max behind bed

Wood built bedframe over stair box creating storage space beneath, radiator

Garden

Enclosed by wall and climbers on trellis fencing, patio, stone seating area and flower beds

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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.









