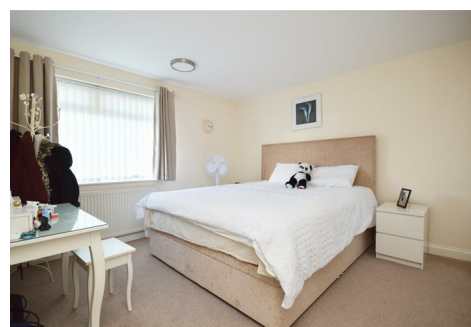




172 Hungerford Road, Bristol, BS4 5EX

£325,000

Eveleighs are delighted to offer for sale this well presented and neutrally decorated terrace home. Conveniently located near public transport links including the A4 Bath Road and Park & Ride, nearby schools such as Oasis Academy Brislington and West Town Lane primary, plus local amenities and parks this is an ideal purchase for couples and families alike.

The property comprises a spacious sitting room, a full width kitchen/dining room, perfect for family meals and entertaining guests, and a conservatory to the ground floor.

To the first floor are three bedrooms, two of which are double-sized, with the third being a generously sized single bedroom, plus the bathroom. Outside, there's a large enclosed garden offering a good degree of privacy and outbuildings with a useful W.C, and driveway parking to the front. Don't miss the opportunity to make this lovely property your new home! Contact us today to arrange your viewing.

Hallway

12'9 x 5'11 (3.89m x 1.80m)



Conservatory

8'11 x 8'2 (2.72m x 2.49m)



Sitting Room

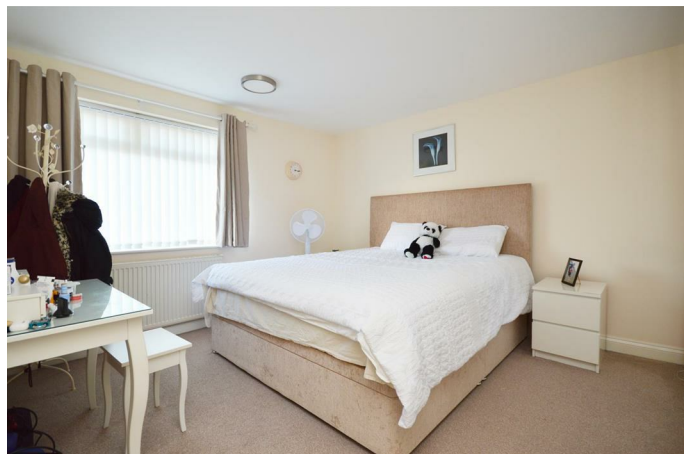
12'9 x 11'9 (3.89m x 3.58m)



Landing

6'7 x 5'11 (2.01m x 1.80m)

Master Bedroom
13'9 x 12'11 (4.19m x 3.94m)



Kitchen/Dining Room

18'7 x 9'3 (5.70m x 2.82m)



Bedroom Two

13'9 x 9'5 (4.19m x 2.87m)



Bedroom Three

9'8 x 8'8 (2.95m x 2.64m)



Bathroom

7'9 x 5'7 (2.36m x 1.70m)



Rear Garden



General

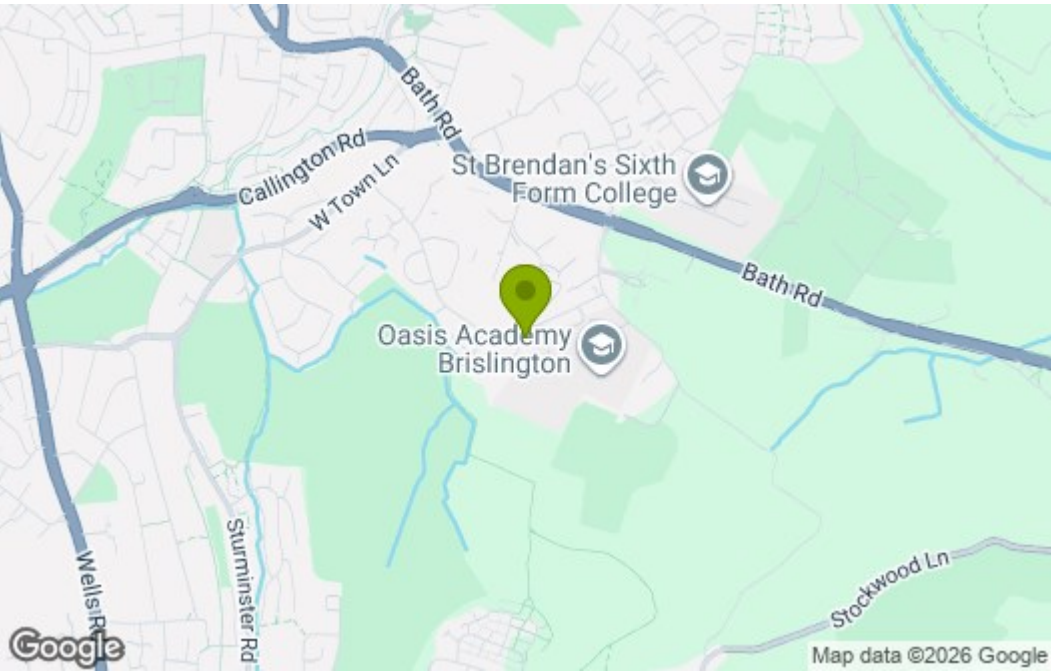
We understand that the property is of concrete construction, built in circa 1950's. Prospective purchasers will need to make their lender aware of this.

Floor Plan

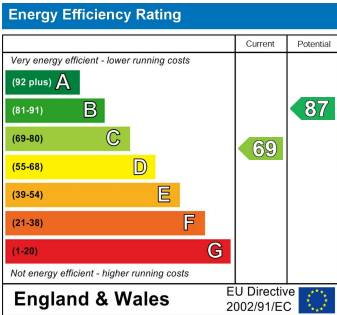


Total area: approx. 86.5 sq. metres (931.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.