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8 Milverton Gardens, Bristol, BS6 5JQ

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£495,000

**\*\*Perfect Location - St Werburghs Cul De Sac!\*\*** Sitting between St Andrews & Montpelier. This home is in great condition and is deceptively spacious. Huge ground floor open plan living. The first floor brings two double bedrooms and a bathroom and the second floor has a double bedroom and en-suite in the loft space! Finished with wonderful wood floorboards and neutral decor, as well good heating, electrics and windows, so no improvements needed. Ideal for a family, landlord investor or first time buyers looking to rent out rooms. The garden is split level providing an ideal bbq and seating area leading to a raised lawn and shed space with gate access out to the rear lane. Please make contact to have a look inside.

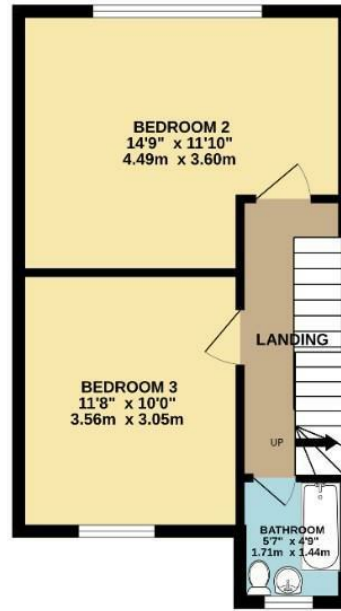
- Chain Free
- 107 Square Meters EPC D/
- Three Floors
- Three Double Bedrooms
- Bathroom & En-Suite
- Fantastic Cul De Sac Location
- Wood Flooring
- Huge Open Plan Living/Dining Space
- Bright & Spacious Throughout
- Sunny Garden with Rear Lane Access

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GROUND FLOOR



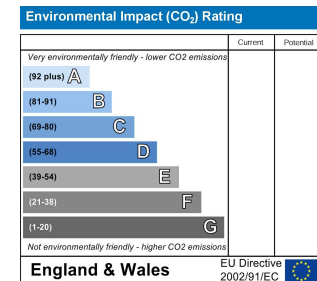
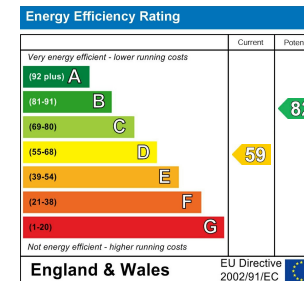
1ST FLOOR



2ND FLOOR



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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### Front Door

Double glazed French doors into square porch providing ample shoe and coat space, double glazed windows to side and wood door opening into..

### Entrance Hall

Wood flooring flowing into living area, radiator, under stairs storage space, stairs to upper floors, doors into..

### Kitchen

11'9" x 10'0"

Wall and base units with work surface over, sink and drainer, tiled splash backs, fitted oven and hob with extractor fan over, stainless steel splash back, space for four appliances, double glazed window to front

### Sitting/Dining Room

21'4" x 14'8"

Huge bright versatile room with wood flooring and fireplace in lounge dining area leading to sun room area with two Velux skylights above, double glazed windows and French doors to patio

### Stairs

Staircase leading to first floor landing with stairs to upper floor and doors to..

### Bedroom Two

14'8" x 11'9"

Double glazed window to rear, laminate flooring, radiator

### Bedroom Three

11'8" x 9'8"

Double bedroom currently used as a guest room/home office, double glazed window to front, radiator

### Bathroom

5'0" x 4'11"

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled splash backs, towel radiator, obscure glazed window to front

### Stairs

Exposed wood staircase with Velux skylight over leading to second floor loft room with door into..

### Bedroom One

18'1" x 14'8" max

Double bedroom with window to rear overlooking garden, two Velux windows to front, radiator, door into..

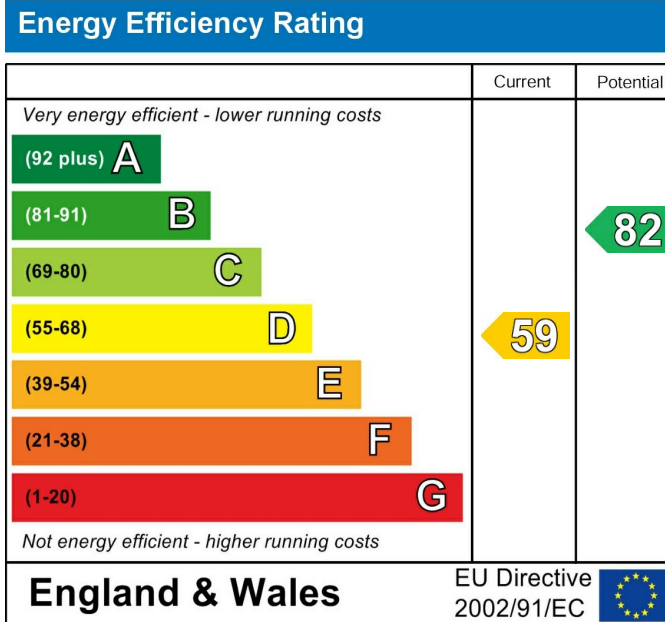
### En-Suite

8'3" x 4'11"

Corner shower cubicle, wc, wash hand basin, towel radiator, Velux window to front

### Garden

Patio bbq seating area, steps with new wooden balustrade and hand rail leading to lawn, shed, archway to gate leading to rear lane



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.





