

HUNTERS[®]

HERE TO GET *you* THERE



St. Marks Grove

Bristol, BS5 0LJ

£400,000





Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 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		



3 BED ROOM TERRACE

These energy ratings have been calculated by a qualified energy assessor in accordance with the requirements of the Energy Performance of Buildings Regulations 2007. The ratings are based on the current state of the property and are not a guarantee of performance. The ratings are for the whole property and are not for individual rooms. The ratings are for the whole property and are not for individual rooms. The ratings are for the whole property and are not for individual rooms.

****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.



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 OR LETTING?** If you are thinking of selling or letting 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.

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