



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Troopers Hill Road, St George, Bristol, BS5 8BU

Troopers Hill Road, St George, Bristol, BS5 8BU

Offers In Excess Of: £280,000

**\*\*PRIME POSITION - LOOK AT THE VIEWS\*\*** Looking straight across Bristol right behind Troopers Hill chimney providing lovely walks. This chain free home is quite unique with its quiet elevated location offering off street parking and a garage and wrap around gardens with potential. Internally this bright and airy home offers a lovely layout and large rooms with a through lounge/diner along with a kitchen/breakfast room. Upstairs boasts large bedrooms and a converted loft room as well as a family bathroom. Please call to arrange a visit.

«EpcGraph»

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 377 Two Mile Road, Kingswood, Bristol, BS15 1AD | 0117 9601223  
kingswood@hunters.com | www.hunters.com

VAT Reg. No 821 3901 57 | Registered No: 04867204 | Registered Office: 6-8 Bath Street, Bristol, BS1 6HL  
A Hunters franchise owned and operated under license by Leedpool Limited



**FRONT DOOR**

Steps with hand rail up to front door with storm porch opening into

**ENTRANCE HALL**

Spacious with stairs to first floor, radiator and doors to

**LOUNGE**

*4.09m (13' 5") x 3.81m (12' 6")*

Double glazed window to front, radiator, feature fireplace (housing back boiler), opening into

**DINING ROOM**

*3.94m (12' 11") x 2.69m (8' 10")*

Radiator, serving hatch into kitchen, sliding doors into garden

**KITCHEN BREAKFAST ROOM**

*3.78m (12' 5") x 2.92m (9' 7")*

Wall and base units with work surfaces over, sink and drainer, fitted oven and hob, tiled splash backs, space for four under surface electrical appliances, under stairs storage alcove (space and power for a fridge freezer), breakfast bar, radiator, double glazed window to rear, door to side giving garden access

**STAIRS**

Leading to spacious first floor landing, window to side, loft access and doors to

**BATHROOM**

*2.54m (8' 4") x 1.70m (5' 7")*

Three piece white suite comprising wc, wash hand basin, bath with shower over, tiled surround, obscure glazed window to rear

**BEDROOM ONE**

*4.11m (13' 6") x 3.20m (10' 6")*

Double glazed window to front, radiator, built in cupboard with shelving housing water tank

**BEDROOM TWO**

*3.96m (13' 0") x 3.07m (10' 1")*

Double glazed window providing amazing views across Bristol and Troopers Hill, radiator

**BEDROOM THREE**

*2.59m (8' 6") x 2.44m (8' 0")*

Exposed wood flooring, radiator, double glazed window to front

**LOFT ROOM**

*5.74m (18' 10") x 2.90m (9' 6")*

Velux window, built in bed base, power and light, storage cupboards built in the eaves, drop down ladder for access

**GARDENS**

Lawn and trees to front, steps and hand rails to both front and side door, steps up to back garden that offers lawn, flower beds, patio area and new fencing giving access to back, side property door and access to

**GARAGE & PARKING**

Integrated garage (larger than average) beneath property offering cellar storage space, power and light, up and over door to driveway providing off street parking

NB: Please ask the agent for location instructions or note that this property sits behind the rank of houses starting at no.7 on Troopers Hill Rd

**VIEWING ARRANGEMENTS**

By Appointment With: Hunters

Tel: 0117 9601223

**OPENING HOURS:**

Monday - Friday: 9.30am - 5.30pm

Saturday: 9.30am - 4pm

Sunday: Closed

**THINKING OF SELLING?**

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.

**DISCLAIMER**

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.

«Floorplan1»



