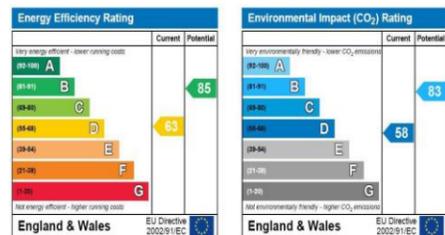




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 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.

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**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

## Dundry View, Bristol, BS4 2TX

Three Bedroom | No Onward Chain | Off Street Parking | Gas Central Heating

PVCu Double Glazing Throughout | Large rear Garden | Quiet Cul De Sac | Close To Local School & Amenities

**Guide Price: £234,950**



### Dundry View, Bristol, BS4 2TX

Hunters BS4 are excited to offer to the sales market this immaculate, 3 bedroom, semi detached home. Sitting in the ever popular cul de sac of Dundry View. Internally the property benefits from being recently decorated throughout. Further benefits include a newly installed combination boiler, double glazing throughout, off street parking and wonderful views. This property comes with no onward chain so call now to confirm an integral viewing!

#### ENTRANCE HALL

Aluminium door to side, cupboard housing meters, access through to living room, stairs to first floor

#### LIVING ROOM

5m (16' 5") x 3.6m (11' 10")

Wood laminate flooring, fire place, PVCu double glazed windows to front, under stairs cupboard, access through to kitchen/dining room

#### KITCHEN DINING ROOM

6m (19' 8") x 3.6m (11' 10")

Wood laminate flooring, floor and eye level cupboards, electric hob and cooker with extractor hood over, PVCu double glazed window to rear, space for washing machine and dishwasher, PVCu double glazed patio doors to rear garden



#### MASTER BEDROOM

3.6m (11' 10") x 3.6m (11' 10")

PVCu double glazed window to front, carpet flooring, radiator



#### BEDROOM

3.9m (12' 10") x 2.6m (8' 6")

PVCu double glazed window to rear, carpet flooring, radiator



#### BEDROOM

2.7m (8' 10") x 2.5m (8' 2")

PVCu double glazed window to front, carpet flooring, radiator



#### BATHROOM

3 piece bathroom suite consisting of a bath, low level toilet and wash hand basin, PVCu double glazed window to rear, tiled splashbacks and surround

#### GARDEN

Large garden to rear with a mixture of decked and grass areas, accessible from side access, large shed/summerhouse inclusive

#### OPENING HOURS

Monday - Friday: 9am - 5.30pm

Saturday: 9am - 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.

