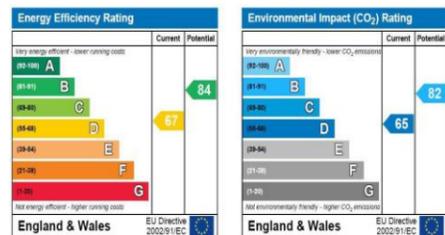


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
 Made with Metropix ©2019



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.

Salcombe Road, Knowle, Bristol, BS4 1AB

Three Bedrooms | End Of Terraced | Good Location | Downstairs Bathroom
 Gas Central Heating | UPVC Double Glazing | Off Street Parking and Garage | Front and Rear Gardens

Guide Price: £215,000

Hunters 308 Wells Road, Knowle, Bristol, BS4 2QG | 0117 972 3948
 knowle.bristol@hunters.com | www.hunters.com

VAT Reg. No 218 3656 02 | Registered No: 09620052 | Registered Office: 165 East Street, Bedminster, Bristol, England, BS3 4EJ
 A Hunters franchise owned and operated under license by OS Property Services Limited

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



Salcombe Road, Knowle, Bristol, BS4 1AB

Hunters BS4 are delighted to present to the market this well presented, three bedroomed, end of terraced family home located on the ever popular Salcombe Road on the borders on Knowle west and Knowle Park. Conveniently situated close to local schools, shops, amenities with direct transport links to Bristol city centre, this property has a lot to offer. The property itself comprises of an entrance porch, entrance hall, lounge, kitchen and bathroom to the ground floor. Upstairs you will find three good sized bedrooms. Further benefits include, gas central heating, uPVC double glazing, front and rear gardens, off street parking and a garage. Properties in this area do not hang around so to book your viewing call Hunters today on 0117 9723948.

TENURE

FREEHOLD

ENTRANCE PORCH

uPVC double glazed entrance door to front elevation, panel windows to sides

ENTRANCE HALL

uPVC double glazed door, cupboard housing metres, radiator, stairs to first floor accommodation,

LOUNGE

4.09m (13' 5") x 3.76m (12' 4")

uPVC double glazed window to front elevation, gas fire with feature mantle surround, t.v point, under stairs storage cupboard, radiator, carpet, door through to kitchen

KITCHEN BREAKFAST ROOM

3.38m (11' 1") x 2.69m (8' 10")

Dual aspect uPVC double glazed windows to side and rear elevation, range of wall and base units with work surfaces over, fitted cooker and hob with extractor above, sink drainer, tiled splash backs, space for washing machine, space for upright fridge/freezer, breakfast bar, door to bathroom, uPVC double glazed door leading to rear garden

BATHROOM

uPVC double glazed window to rear elevation, panelled corner bath with mixer shower over, low level w.c, pedestal wash hand basin, heated towel rail, extractor fan, tiled splash backs, tiled flooring

LANDING

uPVC double glazed window to side elevation, loft access with pull down ladder and light, carpet, doors to bedrooms

BEDROOM ONE

4.42m (14' 6") x 3.12m (10' 3")

uPVC double glazed windows to front elevation, cupboard housing wall mounted combi boiler, fitted storage, radiator, carpet



BEDROOM TWO

3.89m (12' 9") x 2.44m (8' 0")

uPVC double glazed window to rear elevation, radiator, carpet



BEDROOM THREE

2.72m (8' 11") x 2.18m (7' 2")

uPVC double glazed window to rear elevation, fitted storage, radiator, carpet

FRONT GARDEN

Enclosed via brick walls, gated and brick paved providing off street parking

REAR GARDEN

Enclosed via hedges, large patio area with steps up to a lawned area, rear access to the garage



GARAGE

Situated to the side of the property with up and over door, power and plumbing for tumble dryer, uPVC double glazed door leading to rear garden

