



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 Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	75		70
	49		42

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.

Wallingford Road, Knowle, Bristol, BS4 1SJ

Three Bedrooms | Semi Detached | Kitchen/ Breakfast Room | Downstairs Cloakroom
 Upstairs Bathroom | Gas Central Heating | Off Street Parking | Garage

Guide Price: £185,000

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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



Wallingford Road, Knowle, Bristol, BS4 1SJ

Hunters BS4 are pleased to present to the market this three bedroomed, semi detached home in need of some modernisation, situated on the popular Wallingford Road in Knowle. The property is well located and situated close to local schools, shops and amenities with the new metro bus close by providing easy access across Bristol. The property itself comprises of an entrance hall, lounge, kitchen/breakfast room and cloakroom to the ground floor. Upstairs you will find three bedrooms and a bathroom. Further benefits include gas central heating, double glazing front and rear gardens. Furthermore there is off street parking and a good sized garage situated to the rear of the property. This property is also offered with NO ONWARD CHAIN. To arrange your integral viewing please call Hunters today on 0117 9723948.

TENURE

FREEHOLD

ENTRANCE PORCH

uPVC double glazed entrance door to front elevation with panel windows to side

ENTRANCE HALL

Wooden and glazed door to hallway, cupboard housing meters, radiator, carpet, stairs to first floor

LOUNGE

4.42m (14' 6") x 4.11m (13' 6")

Double glazed window to front elevation, picture rail, dado rail, gas fire with feature mantle surround, t.v point, radiator, window looking into the kitchen, carpet

KITCHEN/BREAKFAST ROOM

4.42m (14' 6") x 2.31m (7' 7")

Double glazed window to rear elevation, range of wall and base units with work surfaces over, space for cooker with extractor above, stainless steel sink drainer, space for upright fridge/freezer, space for dishwasher, plumbing for washing machine, wall mounted boiler,

LOBBY

Wooden door leading to side elevation, under stairs storage cupboard, door to cloakroom

CLOAKROOM

Single glazed window to side elevation, low level w.c, radiator

LANDING

Double glazed window to side elevation, loft access, carpet

BEDROOM ONE

3.81m (12' 6") x 2.92m (9' 7")

Double glazed window to front elevation, fitted cupboard, radiator, carpet



BEDROOM TWO

3.15m (10' 4") x 2.69m (8' 10")

Double glazed window to rear elevation, radiator, laminate flooring



BEDROOM THREE

2.82m (9' 3") x 2.34m (7' 8")

Double glazed window to front elevation, storage cupboard over stairs, radiator, carpet

BATHROOM

Double glazed window to rear elevation, panelled bath with electric shower, low level w.c, pedestal wash hand basin, tiled splash backs, extractor fan, radiator, vinyl flooring

FRONT GARDEN

Enclosed via brick walls with a lawn area, pathway leading to front entrance porch, hard standing providing gated off street parking, Wooden gated side access providing additional off street parking

REAR GARDEN

Enclosed via hedges and mainly laid to lawn with a wooden decked area

GARAGE

Situated to the rear/side of the property, up and over door

