

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



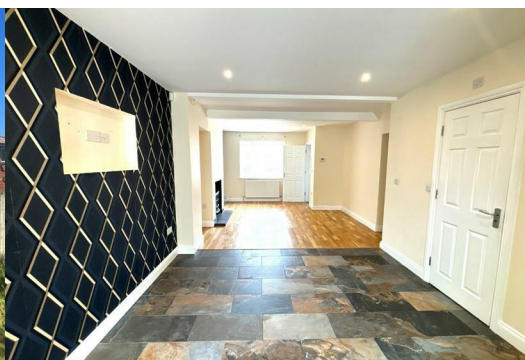
## Connaught Road

Bristol, BS4 1LF

£1,500 Per Month



Three bedroomed, largely extended, end of terrace home set over three floors on Connaught Road in Knowle. Situated close to local amenities, shops and schools with direct transport links to Bristol city centre close by.



### Entrance Hall

uPVC double glazed entrance door, cupboard housing meters, laminate flooring

### Lounge

uPVC double glazed window to front, chimney breast, radiator, laminate flooring, storage under stairs

### Dining Room

opening through to kitchen, tiled flooring, door to shower room and utility storage area

### Kitchen

uPVC double glazed window and uPVC double glazed patio doors to rear, range of wall and base units with worksurfaces above, sink drainer, integrated ovens and hob with extractor over, space for fridge freezer, integrated dishwasher, wall mounted combi boiler, tiled flooring

### Shower Room

Shower cubicle with mixer shower, low level w.c, wash hand basin, heated towel rail, tiled flooring

### Landing

Doors to rooms and stairs leading to second floor, carpet

### Bedroom Two

uPVC double glazed window to front, radiator, laminate flooring

### Bedroom Three

uPVC double glazed window to rear, radiator, laminate flooring

### Bathroom

### Bedroom One

Situated on the second floor, uPVC double glazed window to rear, skylight, large storage cupboard, laminate flooring

### Rear Garden

Fully enclosed with patio areas and lawn area

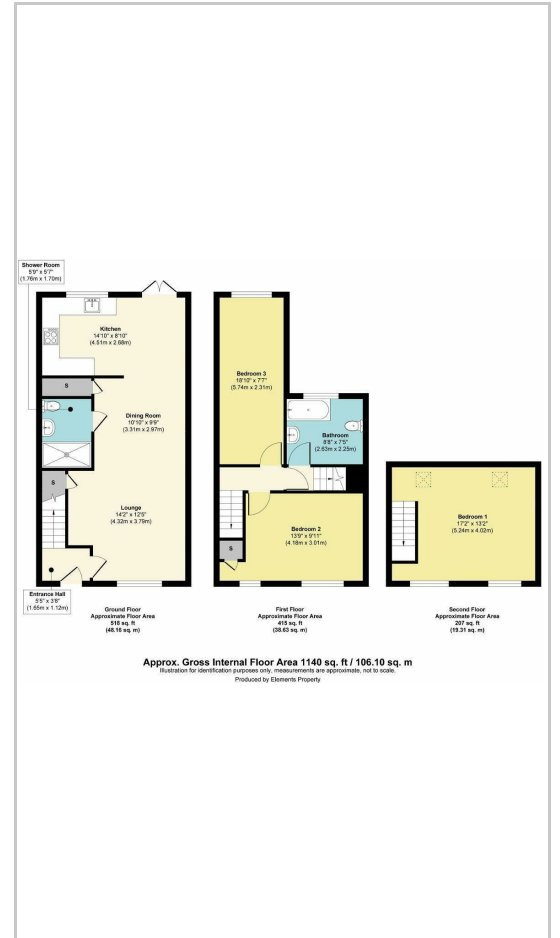
### Off Street Parking

Situated to the front and side of the property proving off street parking for multiple cars

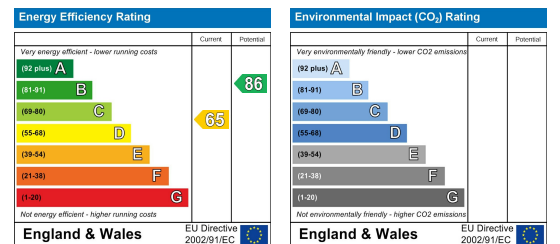
## Area Map



## Floor Plans



## Energy Efficiency Graph



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?** 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.

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