



Condover Road, Bristol
BS4 4TE

Guide Price £450,000



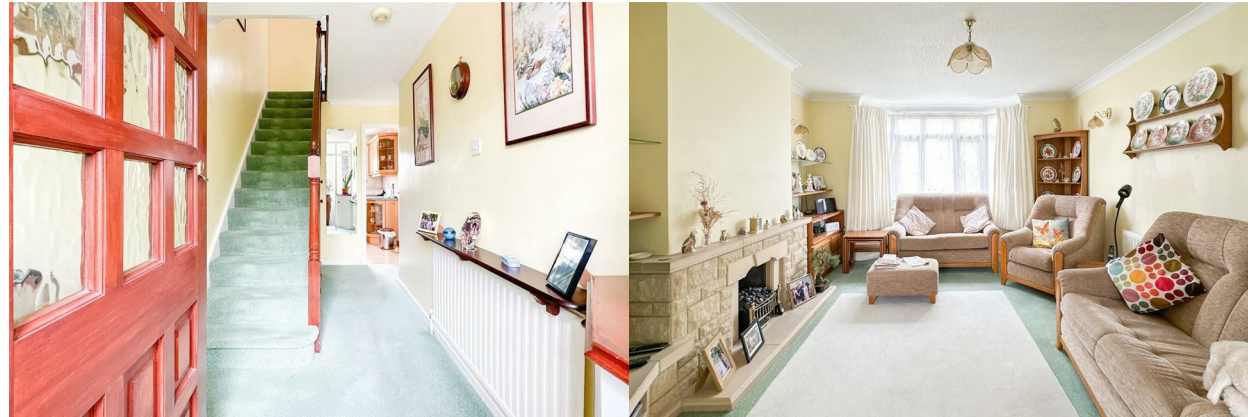
Condover Road, Bristol

DESCRIPTION

Hunters Estate Agents are thrilled to present to the open market this cared for, extended four bedroom home on the ever popular Condover Road. This home can be found just off Broomhill Road, tucked away in a private quiet cul-de-sac. Major bus links into Bristol City Centre, amenities, popular schools and beautiful parks all close by.

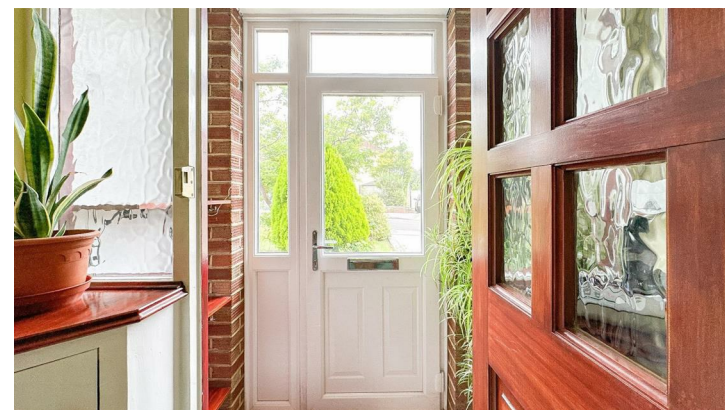
Briefly comprising of a vestibule, entrance hall, open plan living/dining room and large kitchen all to the ground floor. The first floor benefits from four large double bedrooms and family bathroom. There is off street parking to the front for multiple vehicles and a beautiful garden to the rear. Further benefits include gas central heating and double glazing.

Homes in this street don't last for long, call now to avoid disappointment on 0117 9723948.

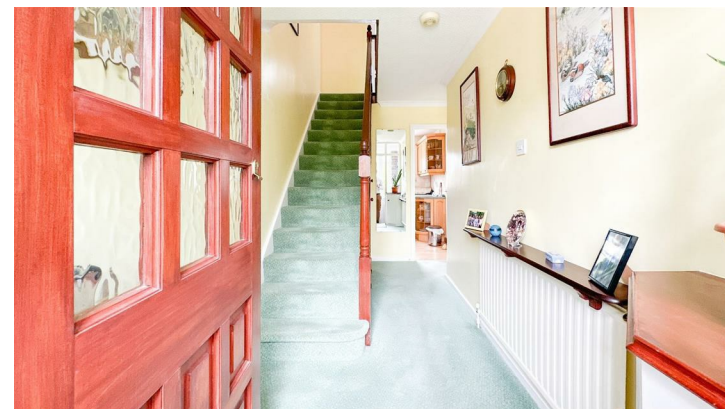


ROOMS

VESTIBULE



PVCu glazed door to entrance, wooden door leading into entrance hall
ENTRANCE HALL



Carpet flooring, radiator, under stairs cupboard, stairs rising to first floor, cupboard housing meters

LIVING ROOM



Carpet flooring, bay window to front aspect, electric fireplace, radiator, TV point
DINING ROOM



Carpet flooring, patio door to rear aspect, radiator

KITCHEN



Wood laminate flooring, window to rear aspect, range of matching wall and base cupboards with a range of integrated appliances including a eye level oven and grill, surface mounted electric hob with extractor over, sink with drainer, space for washing machine, space for tumble dryer, tiled splashback, door leading to rear porch

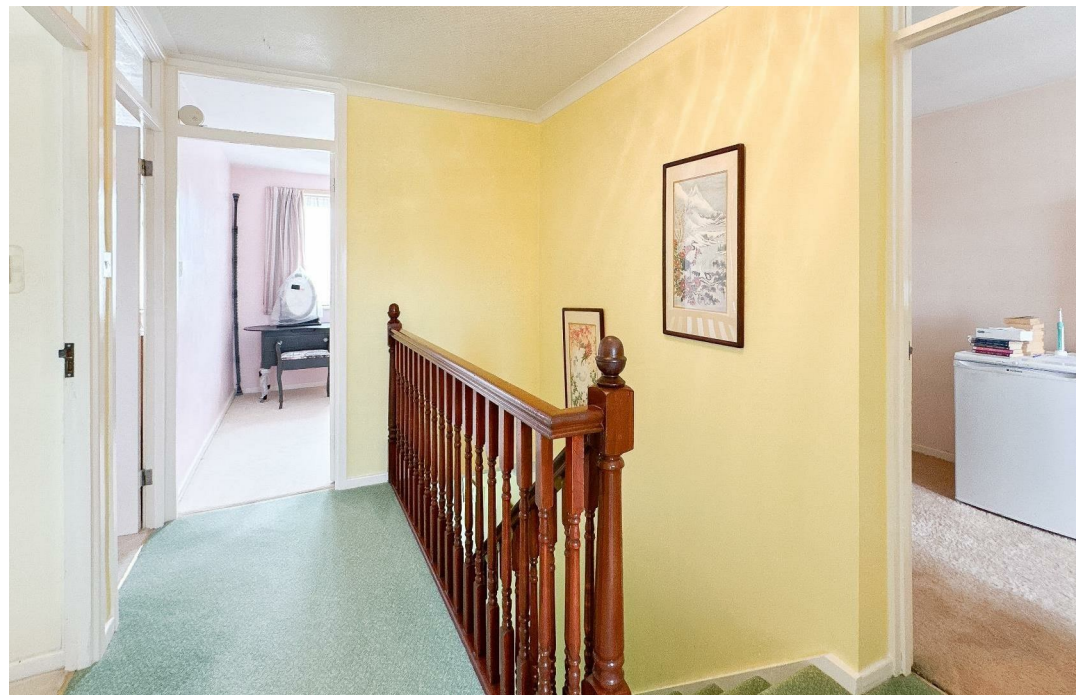
PORCH

FIRST FLOOR

LANDING



Stairs rising from ground floor, loft hatch, access to all first floor accommodation



GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

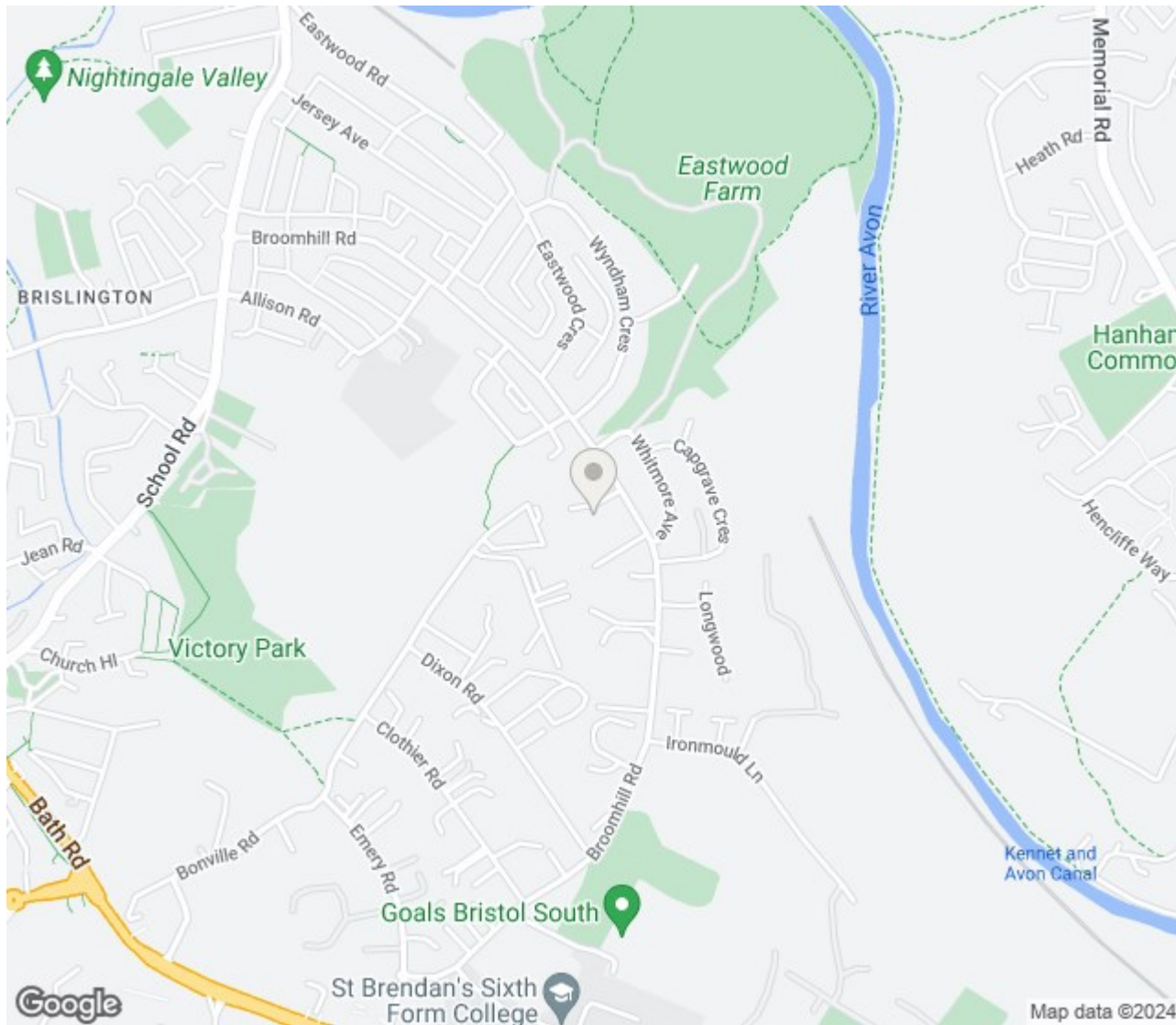
1ST FLOOR
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (123.0 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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.

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

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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.