



Queensdale Crescent, Bristol
, BS4 2TN

Guide Price £330,000



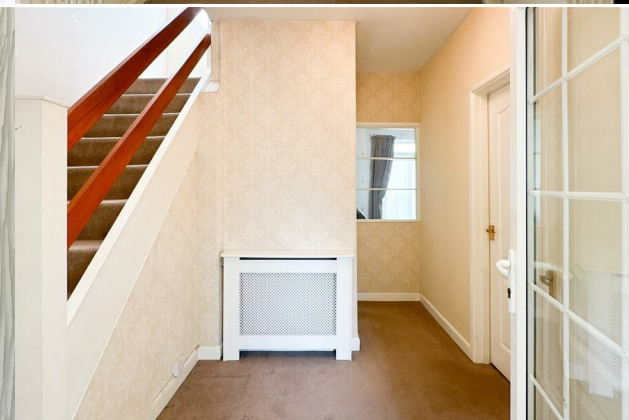
Queensdale Crescent, Bristol

DESCRIPTION

Hunters Estate Agents BS4 are thrilled to present to the open market with no onward chain, this extended three bedroom, semi detached home on the ever popular Queensdale Crescent.

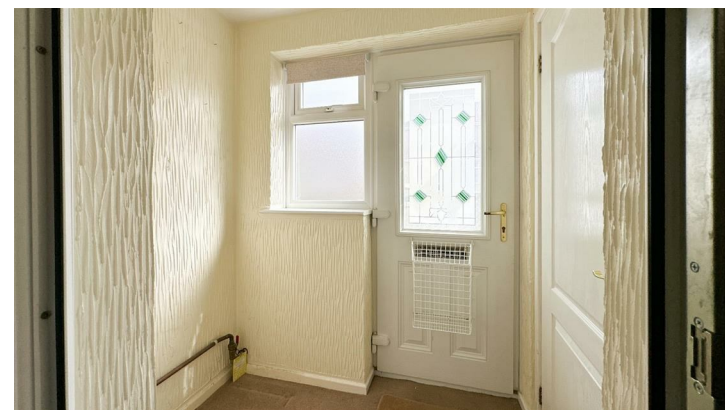
Sitting in the heart of Knowle Park this home is surrounded with tree lined roads, popular schools and beautiful parks. Also major bus links and amenities all within close proximity.

Internally comprising a porch. WC, entrance hall, one plan living/dining room with bay window to the front, extended kitchen and conservatory all to the ground floor. The first floor benefits from three double bedrooms and shower room. Off street parking can be found to the front with side access to the garage and low maintenance rear garden. Further benefits include double glazing and central heating. Call now on 0117 9723948 to arrange an internal viewing.



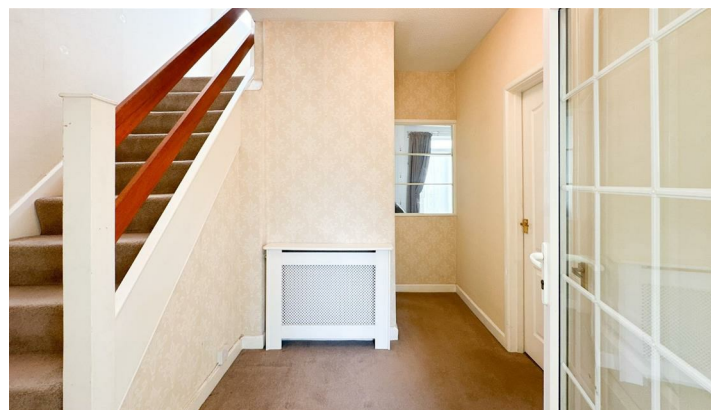
ROOMS

PORCH



uPVC double glazed entrance door, door to downstairs cloakroom, door to entrance hall
WC

ENTRANCE HALL



Cupboard housing meters, radiator, carpet
LIVING ROOM

DINING ROOM



uPVC double glazed bay window to front, radiator, carpet
CONSERVATORY



uPVC double glazed window to side, low level w.c., wash hand basin, radiator



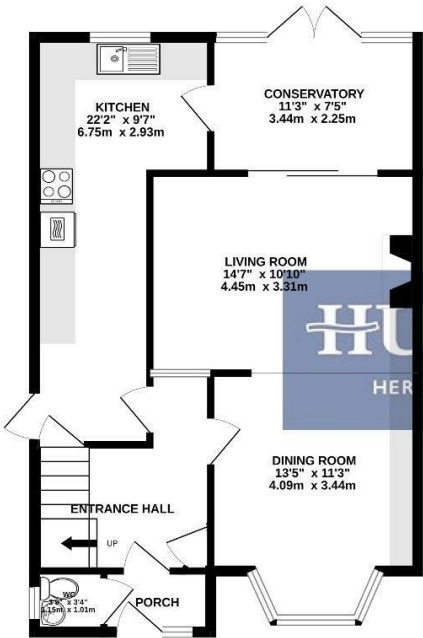
uPVC double glazed patio doors leading to the conservatory, gas fire with feature surround, radiator, carpet



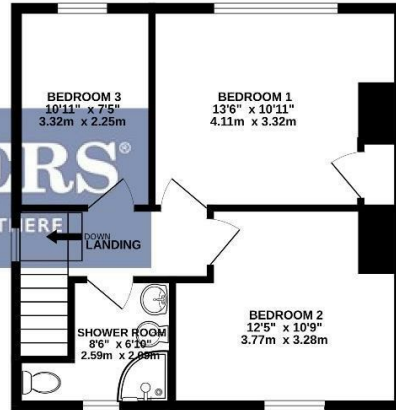
uPVC surround with patio doors leading to the rear garden



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



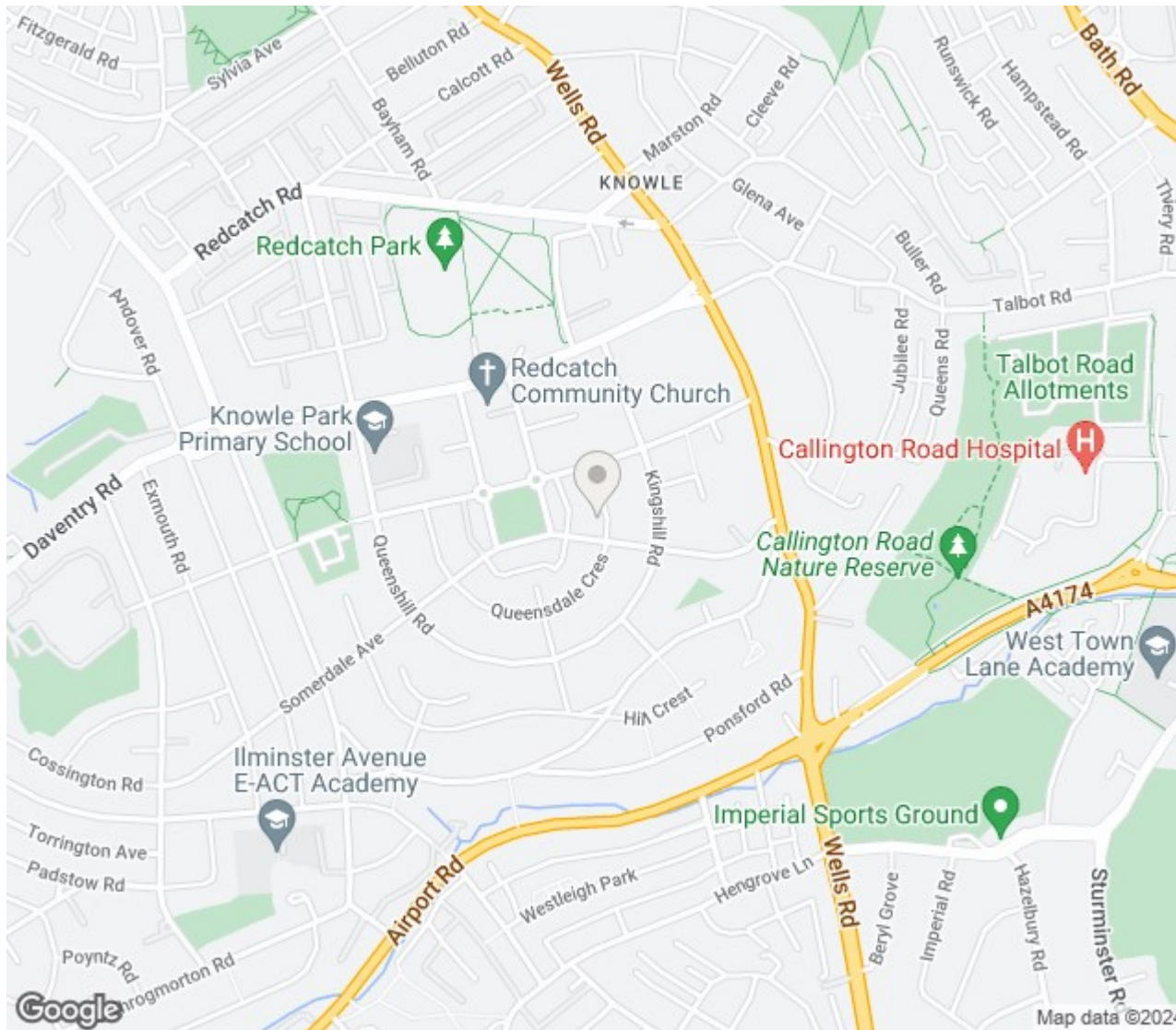
1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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 is given 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		84
(69-80) C		
(55-68) D		
(39-54) E	43	
(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.

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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.