



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

10B Birchwood Road, Bristol, BS4 4QH

10B Birchwood Road, Bristol, BS4 4QH

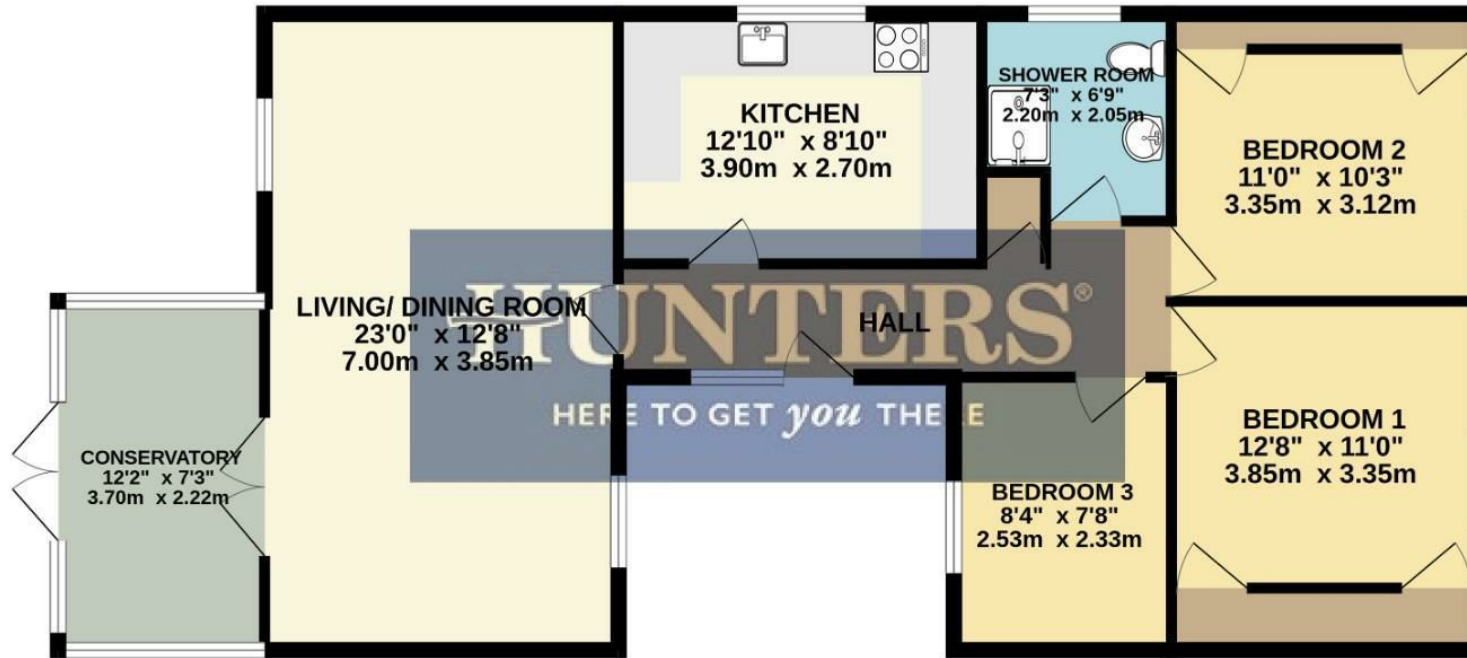
Guide Price £425,000

A unique and spacious (circa 970sq ft) detached bungalow situated on a private lane off of Birchwood Road in St Annes. The property has only had one owner since build and has been carefully loved and looked after.

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

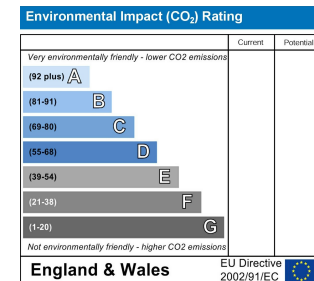
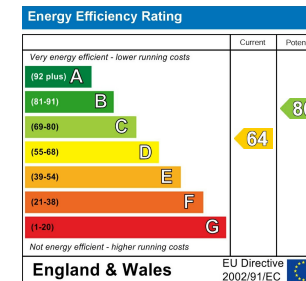
# GROUND FLOOR

957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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.  
Made with Metropix ©2023



### Entrance Hall

uPVC double glazed entrance door, radiator, laminate flooring,, cupboard housing combination boiler, doors to rooms

### Living/ Dining room

22'11" x 12'7"

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

### Kitchen

12'9" x 8'10"

uPVC double glazed window to side, range of wall and base units with work surfaces over, sink drainer, electric hob with extractor above, integrtaed ovens, plumbing for washing machine, space for fridge/ freezer

### Conservatory

12'1" x 7'2"

uPVC surround with uPVC double glazed doors leading to the rear garden, tiled flooring,

### Bedroom One

12'6" x 10'11"

uPVC double glazed window to side, fitted wardrobes, radiator, carpet

### Bedroom Two

10'11" x 10'2"

uPVC double glazed window to side, radiator, carpet

### Bedroom Three

8'3" x 7'7"

uPVC double glazed window to side, fitted wardrobes, radiator, carpet

### Shower Room

7'2" x 6'8"

uPVC double glazed window to side, shower cubicle with electric shower, wash hand basin, w.c, radiator, carpet

### Front Garden

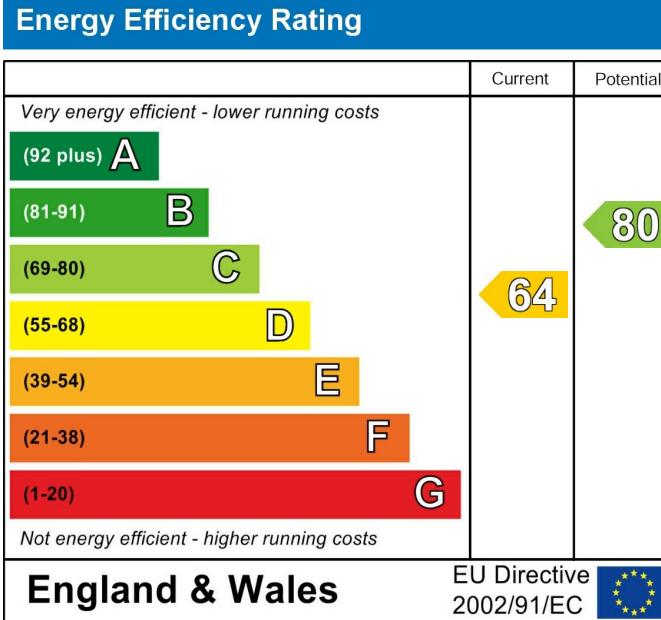
Partially enclosed with gated access providing off street parking for multiple cars, lawn area with flower borders

### Rear Garden

Full enclosed and mainly laid to patio

### Garage

Detached garage situated to the front of the property in the private lane



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. 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.





