



## Andover Road, Knowle

- Three Bedroom
- Three Double Bedrooms
- Double Glazing
- Large Rear Garden
- Downstairs Bathroom
- Off Street Parking
- Gas Central Heating
- Beautifully Presented
- Living Room
- EPC Band D

**Guide Price £325,000**

**Tenure: Freehold**

**HUNTERS**<sup>®</sup>  
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# Andover Road, Knowle

## DESCRIPTION

Hunters are thrilled to present to the sales market this well presented three bedroom, end of terrace home on the ever popular Andover Road. This home sits well located off the top of Redcatch Road, surrounded with local amenities, shops, major bus links, stunning parks and popular schools in within close proximity.

Internally this home comprises of an entrance hall, large living room, kitchen diner and family bathroom all to the ground floor. The first floor benefiting from three double bedrooms. Off street parking to the front and a large South West facing garden to the rear. Further benefits include gas central heating and double glazing. Homes in this condition do not hang around for long, call now to avoid disappointment on 0117 9723948.



GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

Council Tax: B



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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### Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.  
308 Wells Road, Knowle, Bristol, BS4 2QG  
Tel: 0117 972 3948 Email: [knowle.bristol@hunters.com](mailto:knowle.bristol@hunters.com) <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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

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