



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

104 Creswicke Road, Bristol, BS4 1UB

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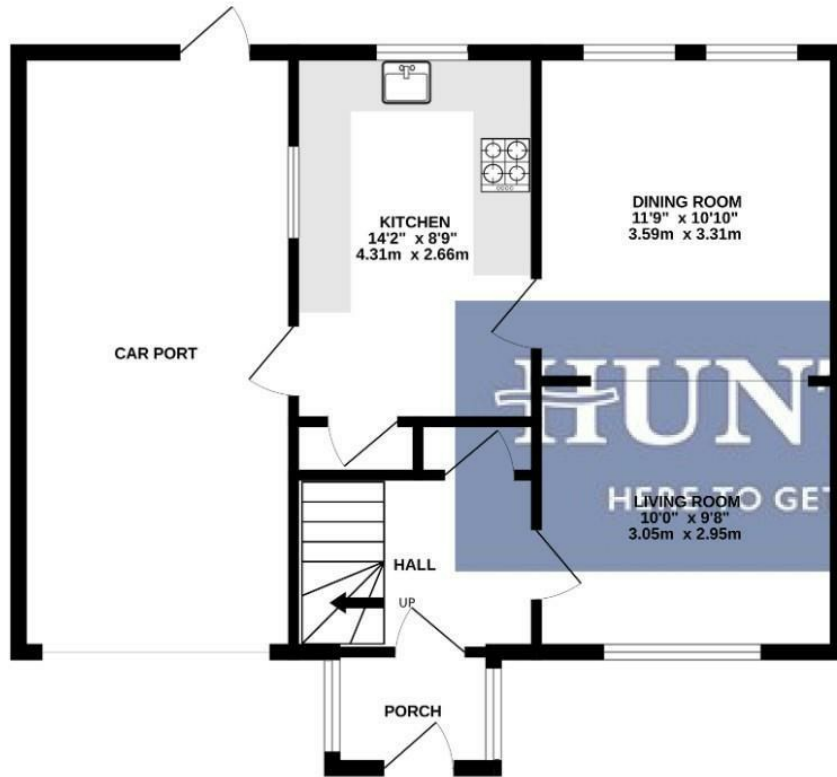
Guide Price £325,000

Hunters BS4 are delighted to welcome to the market this well presented three bedroom semi detached home on Creswicke Road in Knowle. Located close to local amenities, shops and schools with a direct bus route a short distance away providing direct access to Bristol City Centre. The property has been internally updated by the current owner and would make a lovely first home

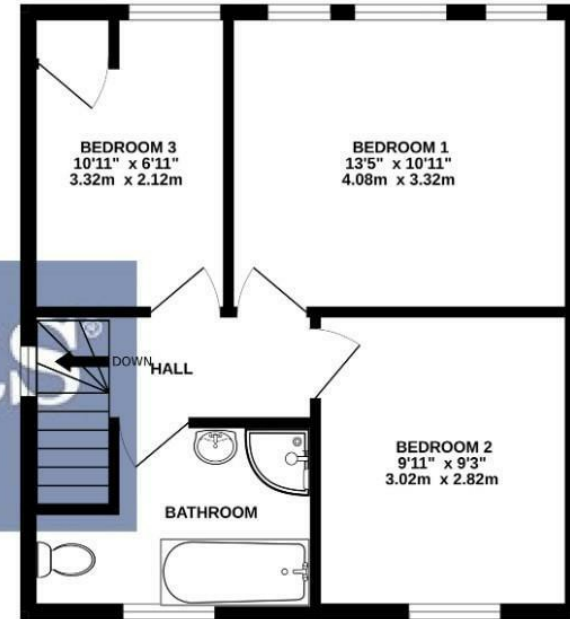
The property itself comprises of an entrance porch, entrance hall, lounge, dining room and kitchen to the ground floor. Upstairs you will find three good sized bedrooms and family bathroom. Further benefits include gas central heating via a combi boiler, uPVC double glazing, a rear garden including large brick built shed, undercover storage area and off street parking situated to the front of the property providing parking for multiple cars. To appreciate all that this property has to offer please call Hunters today on 0117 9723948 to arrange your internal viewing.

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

GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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 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			
		72	86
England & Wales		EU Directive 2002/91/EC	

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

### Entrance Porch

uPVC surround with uPVC double glazed door to front, tiled flooring

### Entrance Hall

uPVC double glazed entrance door, cupboard housing meters, radiator, laminate flooring, stair's rising to the first floor

### Living Room

10'0" x 9'8"  
uPVC double glazed window to rear, electric fire with surround, radiator, carpet, door leading to the kitchen

### Dining Room

11'9" x 10'10"  
uPVC double glazed window to front, radiator, carpet

### Kitchen

14'1" x 8'8"  
uPVC double glazed window to rear, range of wall and base units with work surfaces above, sink drainer, fitted ovens and electric hob, plumbing for washing machine, space for upright fridge/freezer

### Landing

uPVC double glazed window to side, loft access, carpet

### Bedroom One

13'4" x 10'10"  
uPVC double glazed windows to rear, radiator, carpet

### Bedroom Two

9'10" x 9'3"  
uPVC double glazed window to front, radiator, carpet

### Bedroom Three

10'10" x 6'11"  
uPVC double glazed window to rear, radiator, carpet

### Bathroom

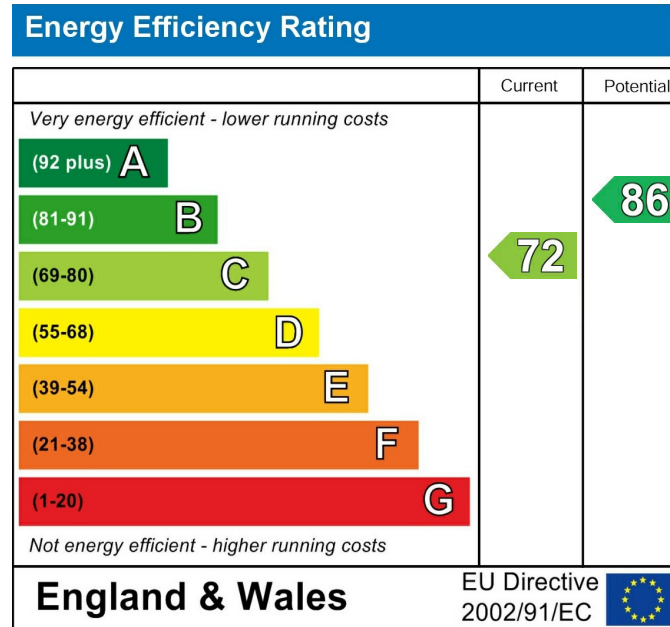
uPVC double glazed window to front, four piece bathroom suite, tiled floor to ceiling

### Rear Garden

Enclosed rear garden with gated side access, mainly laid to lawn with decking and patio areas, large brick built shed and undercover storage area

### Off Street Parking

Situated to the front of the property providing access for multiple cars



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.



