



HUNTERS[®]
HERE TO GET *you* THERE

6 Willinton Road, Bristol, BS4 1HT

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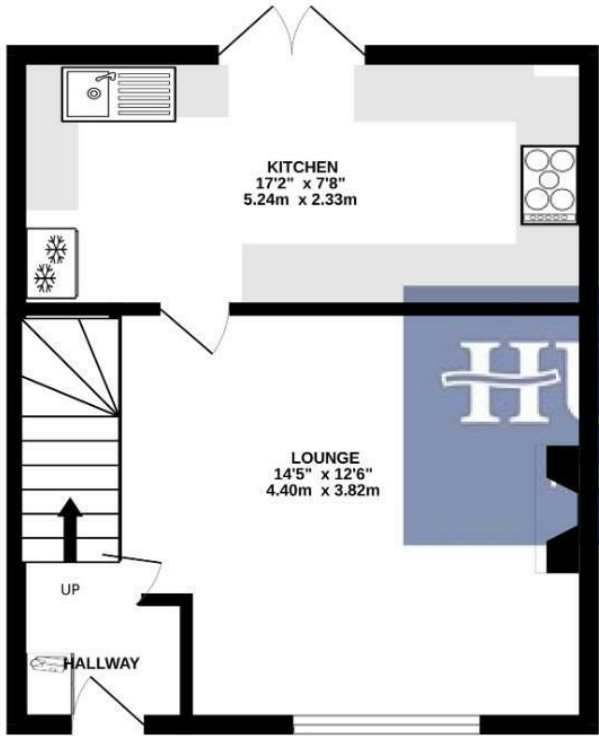
Guide Price £275,000

Hunters BS4 are delighted to offer to the open market this wonderful example of a three bedroom, semi detached home situated on Willinton Road in Knowle. Close to local amenities, shops and schools with transport links including the new M1 metro bus providing direct access to Bristol City centre and beyond close by.

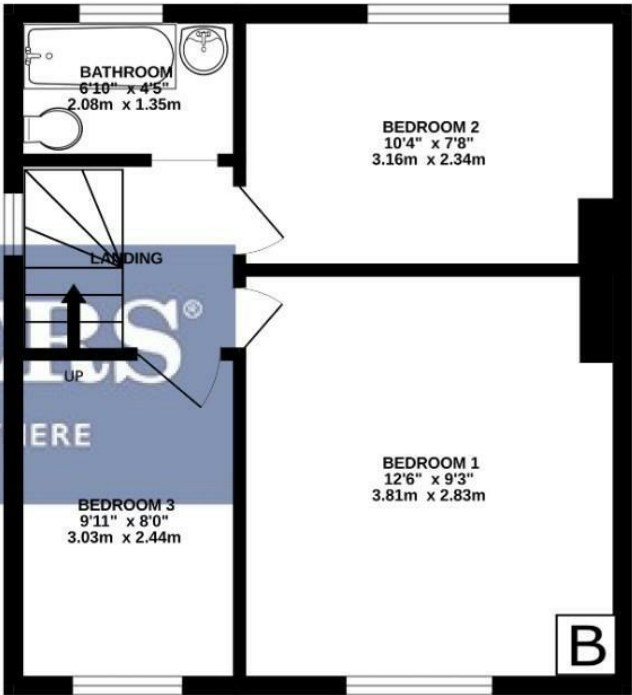
The property itself has been in the family for many years and has been lovingly cared for and updated in recent years. The property itself comprises on an entrance hall, lounge and kitchen breakfast room to the ground floor. Upstairs you will find three good sized bedrooms and a bathroom. Further benefits include gas central heating, uPVC double glazing throughout, front and rear gardens and off street parking. To appreciate all that this property has to offer call Hunters today on 0117 9723948 to arrange your internal viewing.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
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GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
		80			
	65				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Entrance Hall

uPVC double glazed entrance door, cupboard housing meters, radiator, tiled flooring

Lounge

uPVC double glazed window to front, feature fireplace, radiator, wood flooring

Kitchen/Breakfast room

uPVC double glazed patio doors leading to the rear garden. range of wall and base units with worksurfaces above, sink drainer, space for range cooker, plumbing for washing machine, space for tumble dryer, space for upright fridge/freezer, tiled flooring

Landing

uPVC double glazed window to side, loft access, carpet
Loft has a pull down ladder and is partially boarded for storage

Bedroom One

uPVC double glazed window to front, radiator, wall mounted combi boiler ,carpet

Bedroom Two

uPVC double glazed window to rear, radiator, carpet

Bedroom Three

uPVC double glazed window to front, radiator, laminate flooring

Bathroom

uPVC double glazed window to rear, three piece bathroom suite, heated towel rail, tiled floor to ceiling

Rear Garden

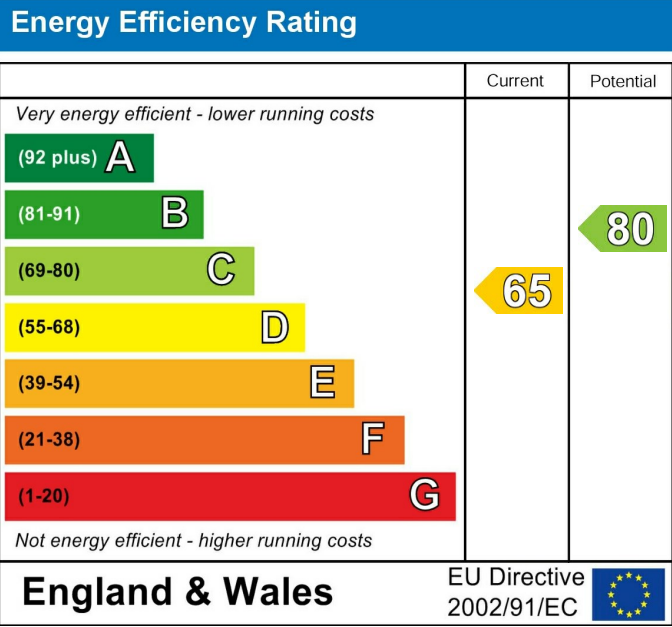
Fully enclosed and laid to lawn and stone chippings creating a seating area, water tap, pathway leading to a shed, gated side access ,

Front Garden

Partially enclosed with pathway leading to the front door,

Off Street Parking

Situated to the side of the property providing parking for two 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.









