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36 Broomhill Road, Brislington, Bristol, BS4 4SG

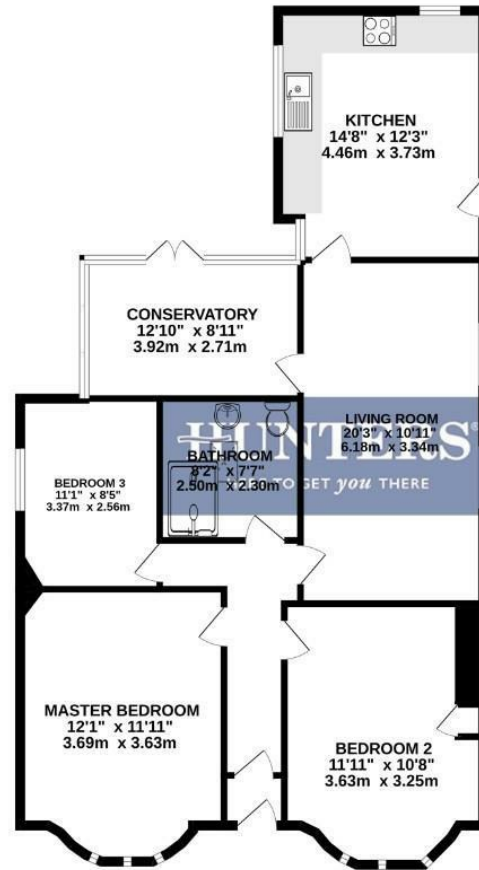
36 Broomhill Road, Brislington, Bristol, BS4 4SG

Guide Price £390,000

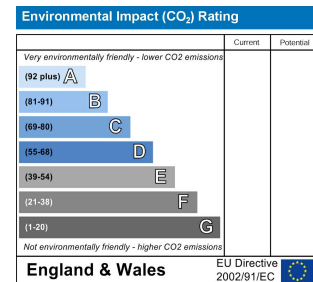
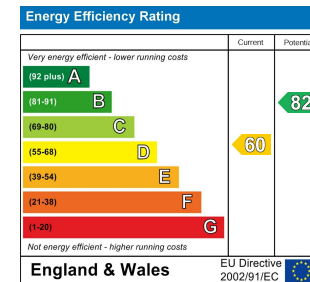
Offered with NO ONWARD CHAIN ,A wonderful example of a three bedroom, modern, detached Bungalow circa 106sqm, with added conservatory, garage and off street parking. An opportunity not to be missed.

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GROUND FLOOR



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 Metropack 5/2024



Entrance Porch

uPVC double glazed entrance door, tiled flooring

Entrance Hall

Wooden and glazed door, radiator, meter cupboard, laminate flooring, doors to rooms

Bedroom one

uPVC double glazed bay window to front, radiator, carpet

Bedroom Two

uPVC double glazed bay window to front, cupboard housing combi boiler, radiator, carpet

Bedroom Three

uPVC double glazed window to side, radiator, carpet

Shower Room

Skylight, large walk in shower cubicle with mixer shower, vanity wash hand basin, w.c, heated towel radiator, tiled flooring

Living Room

2 x uPVC double glazed windows to side, radiator, laminate flooring

Kitchen

Dual aspect uPVC double glazed windows to rear and side, modern kitchen with integrated fridge/freezer, electric oven and hob with extractor above, plumbing for washing machine, radiator, laminate flooring, uPVC double glazed door leading to the garage and side access

Conservatory

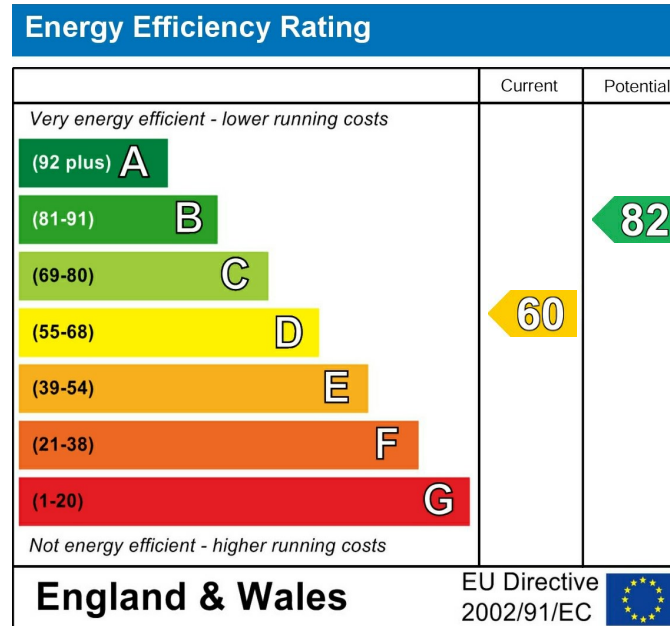
Brick built with uPVC surround, uPVC double glazed patio doors leading to the rear garden, radiator, laminate flooring,

Rear Garden

Fully enclosed with gated side access, mature garden with flower borders shrubs and trees, artificial lawn area, side access to garage

Garage and Off Street parking

Large garage situated to the rear side of the property with up and over door. off street parking situated to the front and side of the property proving parking 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.









