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HERE TO GET *you* THERE

18 Sydenham Road, Knowle, BS4 3DF

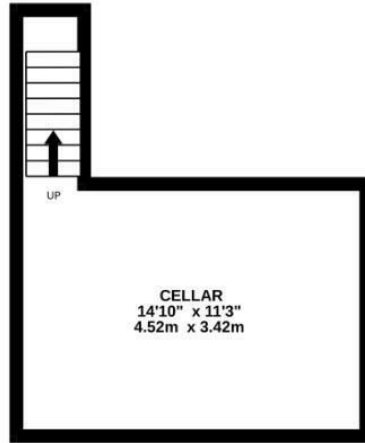
18 Sydenham Road, Knowle, BS4 3DF

Offers In Excess Of £300,000

INVESTMENT OPPORTUNITY OR FAMILY HOME. This three bedroom, mid terraced home in need of COMPLETE REFURBISHMENT situated on the popular Sydenham Road in Totterdown close to the sought after Hillcrest Primary school.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
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CELLAR



GROUND FLOOR



1ST 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		60	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 Hall

Entrance door, fuse box, carpet

### Lounge

uPVC double glazed window to front, chimney breast, radiator, carpet

### Kitchen/ Dining Room

UPVC double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer, oven and hob with extractor above. vinyl flooring, uPVC door leading to the rear garden

### Bathroom

uPVC double glazed window to side, three piece bathroom suite, plumbing for washing machine

### Landing

Skylight, split staircase, carpet

### Bedroom One

uPVC double glazed window to front, radiator, carpet

### Bedroom Two

uPVC double glazed window to rear, radiator, carpet

### Bedroom Three

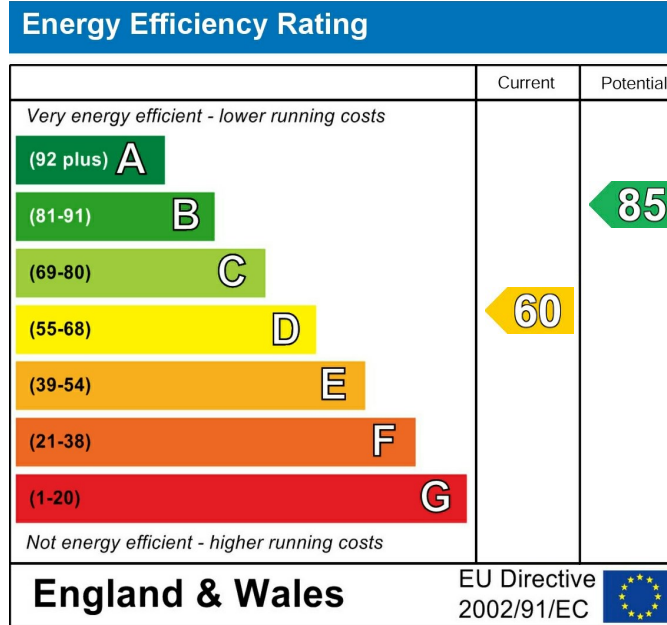
uPVC double glazed window to rear, radiator, carpet

### Cellar

Currently used for storage

### Rear Garden

Fully enclosed with gated rear access



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.











