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Chandos Villa, 6 Priory Road, Knowle, Bristol, BS4 2NF

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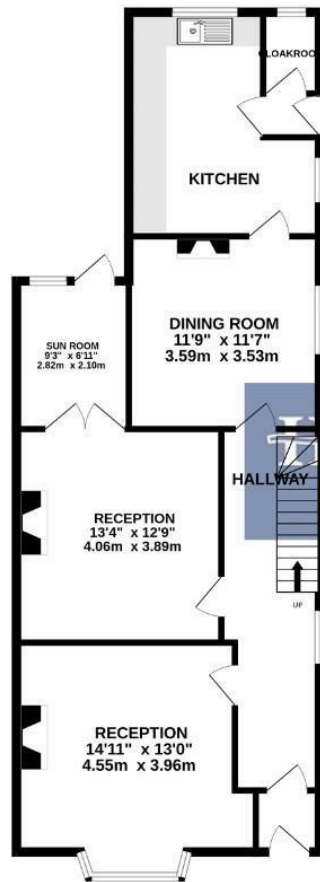
Guide Price £495,000

A substantial (circa 1500 sq) victorian, semi detached family home on Priory Road for sale with No onward chain.

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

GROUND FLOOR
862 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 Metropac C2024.

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Vestubule

Wood and stained glassed entrance door, coving, tiled flooring

Entrance Hall

uPVC double glazed window to side, coving, stairs rising to first floor, storage under stairs. wood flooring

Lounge

uPVC bay windows to front, feature fireplace, coving, ceiling rose, radiator, parquet flooring

Sitting room

Wooden and glazed doors leading into a sun room, feature fireplace, radiator, wood flooring

Dining Room

uPVC double glazed window to side, chimney breast, radiator, wood flooring

Kitchen

uPVC double glazed windows to rear and side, range of wall and base units with worksurfaces above, sink drainer, space for cooker, space for upright fridge freezer, plumbing for washing machine, space for tumble dryer, door leading to the lobby, range

Lobby

wooden stable door leading to the rear garden, door to cloakroom

Cloakroom

uPVC double glazed window to rear, low level w,c

Sun Room

Situated to the rear side of the property, brick built with UPVC double glazed ceiling, window and door

Landing

uPVC double glazed window to side, doors to rooms, 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 side, storage cupboard housing the boiler and water tank, radiator

Bathroom

uPVC double glazed window to front, shower cubicle with mixer shower, roll top bath, wash hand basin

Cloakroom

uPVC double glazed window to side, tradition high level w.c


Rear Garden

Enclosed, mature rear garden with gated side access, patio area, lawn area, flower boarders shrubs and trees, greenhouse, large storage outbuilding

Front Garden & Off Street Parking

Partially enclosed mainly laid to lawn with flower boarders shrubs and trees, gated access providing off street parking for one car

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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.









