



**HUNTERS**<sup>®</sup>

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38 Camberley Road, Bristol, BS4 1SZ

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Guide Price £250,000

**\*\* NO ONWARD CHAIN\*\*** Welcome to this two bedroom property in need of some modernisation located on Camberley Road in the sought-after area of Knowle, Bristol. This delightful end terrace house boasts a generous 1,044 sq ft of living space, perfect for comfortable living.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features two lovely bedrooms, offering ample space for a small family or guests. The upstairs shower room provides convenience and completes the living quarters.

Built in the 1930s/1950s, this home exudes character and charm with a touch of history. The addition of solar panels not only adds eco-friendly benefits but also helps in reducing energy costs, a modern feature in a classic setting.

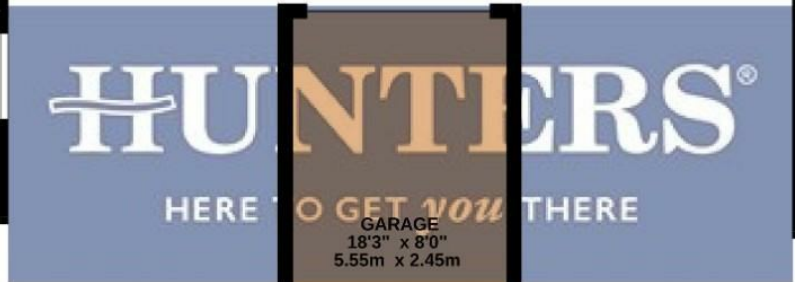
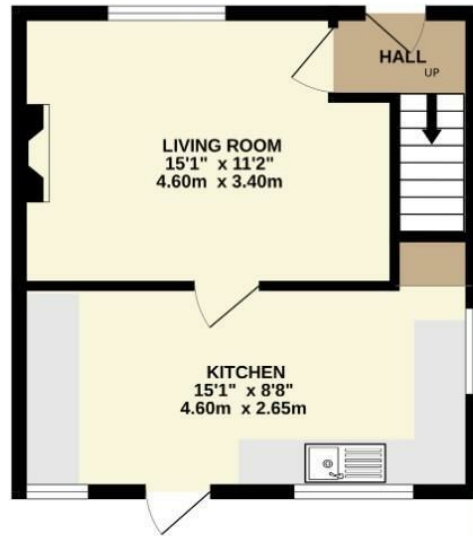
One of the highlights of this property is the front and rear gardens, perfect for enjoying the outdoors, gardening, or hosting summer barbecues. The garage provides secure parking or additional storage space, a valuable asset for any homeowner.

Situated close to Imperial Park, residents can enjoy easy access to a range of amenities, shops, and green spaces, enhancing the quality of life in this vibrant neighbourhood.

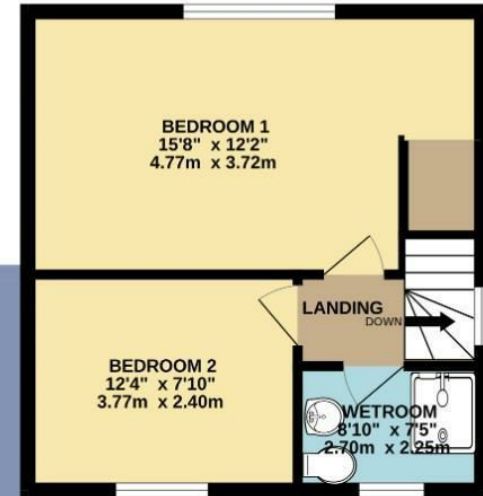
Don't miss the opportunity to make this lovely house your home and enjoy the best of Bristol living in this well-appointed property on Camberley Road. Call us today on 01179 723948 to arrange your internal viewing

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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	82
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**

uPVC double glazed entrance door, cupboard housing meters, radiator, carpet

**Living Room**

15'1" x 11'1"

uPVC double glazed window to front, gas fire with feature surround, radiator, carpet

**Kitchen**

15'1" x 8'8"

uPVC double glazed windows to side and rear, range of wall and base units with worksurfaces above, sink drainer, fitted oven and hob, plumbing for washing machine, space for tumble dryer, space for fridge freezer, vinyl flooring, storage under stairs, uPVC double glazed door leading to the rear garden

**landing**

Loft access

**Bedroom One**

15'7" x 12'2"

uPVC double glazed window to front, fitted wardrobes, radiator, carpet

**Bedroom Two**

12'4" x 7'10"

uPVC double glazed window to rear, radiator, carpet

**Shower Room**

8'10" x 7'4"

uPVC double glazed window to rear, shower cubicle with electric shower, wash hand basin, w.c

**Rear Garden**

Mainly laid to artificial lawn with side access

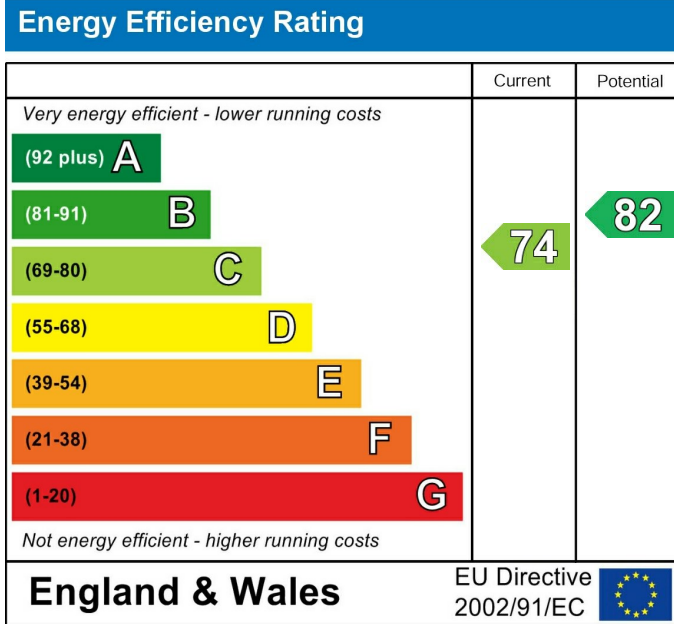
**Front Garden**

Partially enclosed with gated access providing off street parking for multiple cars, lawn area

**Garage**

18'2" x 8'0"

Situated to the rear of the property, up and over door, power and lighting



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.











