



HUNTERS[®]
HERE TO GET *you* THERE

113 Broad Walk, Bristol, BS4 2RT

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Guide Price £395,000

A fabulous opportunity to own a 3-bed, semi detached property with double glazing and gas central heating on the much sought after area of Broad Walk.

With its array of shops, parks, popular primary schools, sports clubs and bus services nearby the property holds a prime location and is also close to both the city centre and countryside.. Bristol Temple Meads train station and retail parks are only a short distance away.

The ground floor comprises of an entrance hall, lounge, dining room and kitchen. There is also a side entrance/exit with storage space under the stairs. Upstairs you will find landing providing loft access, three double bedrooms and shower room.

Outside, the property is set well back with off-road parking for several vehicles and it also has a detached garage with power and lighting.

The sizeable front garden has a brick block path/drive with a small area of grass and large area of chippings which includes a plant feature in its centre.

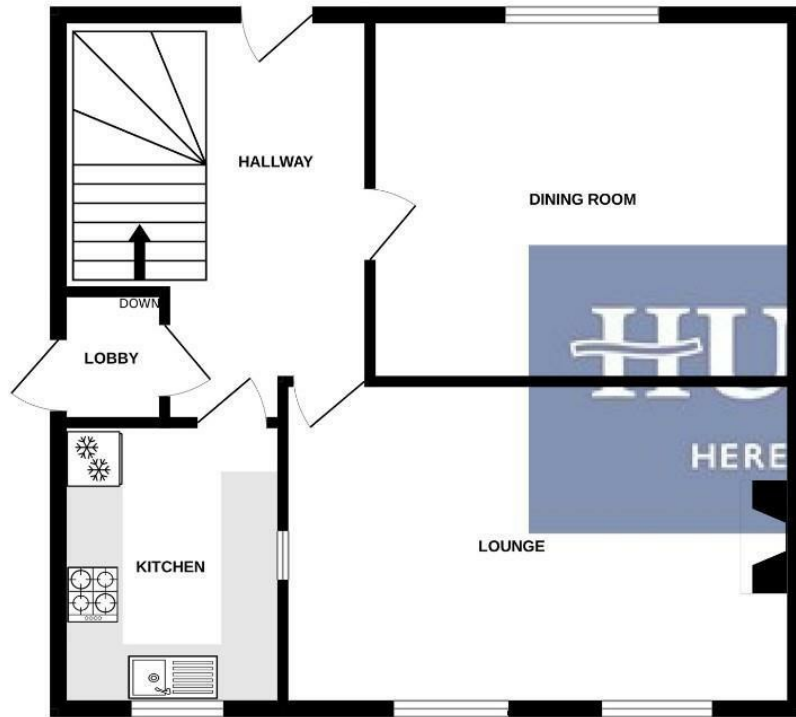
The large enclosed rear garden includes a pond, small area of chippings, summer house, an assortment of sheds and storage units plus a separate workshop area at the rear of the garage. There is also an outside electric supply and a cold water tap.

Early viewing is recommended. Call Hunters today on 01179723948 to arrange your internal viewing.

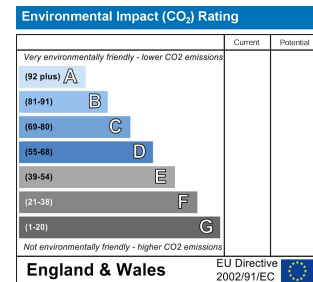
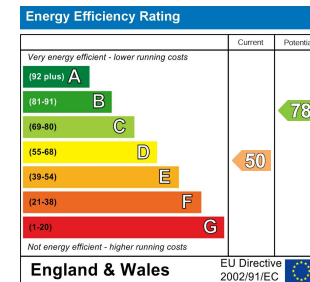
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GROUND FLOOR

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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Entrance hall

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

Lounge

13'4" x 10'11"

uPVC double glazed windows to rear, gas fire, radiator, carpet

Dining Room

11 x 11.8

uPVC double glazed window to front, radiator, carpet

Kitchen

11 x 6

uPVC double glazed window to rear, range of wall and base units with worksurfaces above, sink drainer space for cooker, plumbing for washer/dryer, space for upright fridge freezer. radiator, vinyl flooring

lobby

Wooden and glazed door leading the rear garden, storage under stairs

landing

Loft access- Loft is boarded with ladder and light

uPVC double glazed window to side, carpet

Bedroom One

9 x 11

uPVC double glazed windows to rear, fitted wardrobes, radiator, carpet

Bedroom Two

10.9 x 11.4

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

Bedroom Three

7 x 11

uPVC double glazed window to rear, radiator, carpet

Shower room

4 x 7

uPVC double glazed window to front, shower cubicle with electric shower, vanity sink unit, w.c, radiator, vinyl flooring

Rear Garden

Fully enclosed , established rear garden, lawn area, fishpond, ample of storage sheds, water tap


Front Garden

Fully enclosed with gated access, lawn area, block paving providing off street park for multiple cars

Garage

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







